

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
PLANNING AND ZONING COMMISSION
DRAFT PUBLIC HEARING AGENDA**

**Tuesday, February 20, 2018
7:30 PM—Town Hall Annex**

**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

PLANNING AND ZONING COMMISSION

- Item I : #2017-086-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to install sound suppressing panels along the paddleball courts and a request to extend the paddle season to run from September 15 to April 1 at **439 Silver Spring Road** in the RAA Zone. *Statutorily received on January 02, 2018. Site walked on January 28, 2018. 35 days to close public hearing is March 27, 2018. Owner/Applicant: Silver Spring Country Club. Authorized Agent: Robert R. Jewell, Esq.*
- Item II: #2018-006-A:** Amendment to Section 7.14, Incidental Improvements to include Section 3.4.A.1- Minor Accessory Structures as incidental site improvements. *Statutorily received on February 06, 2018. 35 days to close public hearing is March 27, 2018. Commission initiated.*

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**TOWN OF RIDGEFIELD
DRAFT AGENDA
INLAND WETLANDS BOARD**

**Tuesday, February 20, 2018
7:30 PM* –Town Hall Annex**
*following Public Hearing agenda

**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

PENDING ITEMS

- 1. #2018-004-REV(SR):** Revision and Renewal of Summary Ruling File # 2013-021-SR per Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield requesting a modification and a five (5) year extension to the previously approved Summary Ruling Application for the disturbance and activity in the upland review area of wetlands in conjunction with proposed single family lot development on vacant property located on **West Lane, Assessor's Lot # D-17- 0104**. *Owner/Applicant: Douglas Martin. Authorized Agent: Frank Fowler. For discussion and action.*

NEW ITEMS

- 2. Charter Revision update. % Chair**

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: February 06, 2018 (Mailed on February 12, 2018)
For distribution:

PUBLIC HEARINGS

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DRAFT AGENDA
PLANNING AND ZONING COMMISSION**

**Tuesday, February 20, 2018
7:30 PM* –Town Hall Annex**

**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-086-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to install sound suppressing panels along the paddleball courts and a request to extend the paddle season to run from September 15 to April 1 at **439 Silver Spring Road** in the RAA Zone. Site walked on January 15 to April 1 at **439 Silver Spring Road** in the RAA Zone. Site walked on January 28, 2018. *Statutorily received on January 02, 2018. Site walked on January 28, 2018.65 days to render a decision is April 26, 2018.Owner/Applicant: Silver Spring Country Club. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2018-006-A:** Amendment to Section 7.14, Incidental Improvements to include Section 3.4.A.1- Minor Accessory Structures as incidental site improvements. *Statutorily received on February 06, 2018.65 days to render a decision is April 26, 2018.Commission initiated. For discussion and action.*
- 3. #2018-005-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for a new sign on the building for “Baja Cocina” at **426 Main Street** in the CBD Zone. *Statutorily received on February 6,2018. Owner:Urstadt Biddle Properties Inc. Applicant: Ridgefield Taco LLC. For action.*

NEW ITEMS

- 4. #2018-008-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for a new sign on the building/wall for Accente Salon at **413 Main Street** in the CBD Zone. *Statutorily received January 16, 2018. Owner:GAJ LLC. Applicant: Stalzer Design LLC. For receipt and possible action.*
- 5. Charter Revision request from the Board of Selectmen that the P&Z Director “Should Report on a day to day administrative basis to the office of the First Selectman.” % Chair.**

6. **#2018-009-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D. for the excavation, filling and grading of earth material exceeding 2,000 cubic yards, in connection with the construction of a new main residence, motor court, driveway, stormwater management systems and removal of a pool, pool houses and garden terraces, on a property located at **153 West Mountain Road** in the RAAA Zone. *Owner/Applicant: 153 West Mountain Road, LLC. For receipt and scheduling a Public Hearing.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

#2015-079-REV(SP): 638 Danbury Road, Regency at Ridgefield Condo Asso., Toll Bros Inc. Release of full bond for \$3,000.00 posted for complete stabilization of newly created slope, survival of plant material and removal of silt fencing. Director recommends one-hundred percent (100%) release.

CORRESPONDENCE

MINUTES

For approval: February 06, 2018 (Mailed on February 12, 2018)
For distribution:

PUBLIC HEARINGS

February 20, 2018

- **#2017-086-REV(SP):** Revision to Special Permit, 439 Silver Spring Road, Silver Spring Country Club.
- **#2018-006-A:** Text Amendment to Section 7.14. Commission initiated.