

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



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
FINAL PUBLIC HEARING AGENDA**

**Tuesday, July 24, 2018
7:30 PM—Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: #2018-037-SP: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.3.D.17 for the “change of use” from general business office to an educational use with no exterior renovations involved, located at **135-139 Ethan Allen Highway (Route 7)**, Assessor’s ID-I16-0008 & I16-0007 in the B-2 zone. *Statutorily received on July 03, 2018. 35 days to close public hearing is August 28, 2018. Owner/Applicant.: 137 Ethan Allen Highway LLC. Authorized Agent: Robert R. Jewell, Esq.*

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

**Tuesday, July 24, 2018
7:30 PM* –Town Hall Annex**
*following Public Hearing agenda

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

PENDING ITEMS

NEW ITEMS

1. Proposed Amendment Section 4.5.% Wetland Agent
2. **#2018-053-PR-SP:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a Private Winter Club “ Ridgefield Winter Club” for grading in the upland review area and wetland disturbance for storm water discharge and a Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for recreational club and (1) Section 3.4.D.1 for the illumination of the ice surface, (2) Section 7.5.D.5 to use portable crusher and screener for a property consisting of ± 5.966 acres located at **340 Peaceable Street** in the RAAA Zone. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC. For receipt and scheduling a site walk and a public hearing.
3. **#2018-054-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes(Affordable Housing) for construction of thirty (30) age restricted units, of which 30% of the units shall be affordable, and per Ridgefield Zoning Regulations Section 7.5.D.5 for earth processing, including rock-crushing and soil screening, and Summary Ruling application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for grading and related work in an upland review area on property consisting of ±3.33 acres located at **233 Danbury Road** in the RAA Zone. Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk.

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: July 17, 2018

For distribution: July 17, 2018

PUBLIC HEARINGS

To be Scheduled

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC
- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC.

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**TOWN OF RIDGEFIELD
FINAL AGENDA
PLANNING AND ZONING COMMISSION**

**Tuesday, July 24, 2018
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Board agenda

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2018-037-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.3.D.17 for the “change of use” from general business office to an educational use with no exterior renovations involved, located at **135-139 Ethan Allen Highway (Route 7)** in the B-2 zone. *Statutorily received on July 03, 2018. 65 days to render a decision is September 27, 2018. Owner/Applicant.: 137 Ethan Allen Highway LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. #2018-051-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 to replace an existing freestanding sign at “HooDoo Brown” with a two sided illuminated sign, each side measuring twenty four (24) square feet at **967 Ethan Allen Highway** in the B-2 Zone. *Owner: RD LLC, 590 Danbury Road LLC. Applicant: Designs & Signs. Authorized Agent: Dan McKee. For discussion and action.*
- 3. Continued Discussion Re: Hospitality. % Director**

NEW ITEMS

- 1. #2018-052-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to the Section 5.3.D.27.a. and Section 5.3.D.27.b. *Commission Initiated. For receipt and scheduling a public hearing.*
- 2. #2018-053-PR-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for recreational club and (1) Section 3.4.D.1 for the illumination of the ice surface, (2) Section 7.5.D.5 to use portable crusher and screener for a property consisting of ± 5.966 acres located at **340 Peaceable Street** in the RAAA Zone. *Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC. For receipt and scheduling a site walk and public hearing.*

3. **#2018-054-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes(Affordable Housing) for construction of thirty (30) age restricted units, of which 30% of the units shall be affordable, and per Ridgefield Zoning Regulations Section 7.5.D.5 for earth processing, including rock-crushing and soil screening, on property consisting of ±3.33 acres located at **233 Danbury Road** in the RAA Zone. *Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, scheduling a site walk and a public hearing.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: July 17, 2018
For distribution: July 17, 2018

PUBLIC HEARINGS

July 24, 2018

- **#2018-037-SP:** Special Permit Application, 135-139 Ethan Allen Highway, 137 Ethan Allen Highway LLC

September 19, 2018

- **#2018-042-SP:** Special Permit Application. 6 Clearview Drive. Applicant: John Keegan.
- **#2018-045-A:** Amendment Application, Section 5.3.C.12 and Section 5.3.D.5
- **#2018-046-A:** Amendment Application, Section 2.2 and 7.2.E.10 a. and b.
- **#2018-047-A:** Amendment Application, Section 7.2.D.2.b and d. and Section 7.2.E.11

To be scheduled

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC
- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC.