

**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  
FINAL PUBLIC HEARING AGENDA**

**Tuesday September 05, 2017  
7:30 PM—Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

**Item: #2017-045-A:** Amendment to Section 3.2.C.3 Recreational Uses: to remove “Private Clubs” from Recreational Uses within the Ridgefield Zoning Regulations. *Statutorily received July 05, 2017. Public hearing held on September 05, 2017. 35 days to close Public Hearing is October 10, 2017. Appl: Jeffrey & Jennifer Hansen. AA: Peter S. Olson.*

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

**Tuesday, September 05, 2017  
7:30 PM\* –Town Hall Annex**

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

**PENDING ITEMS**

1. **# 2017-050-REV(SR):** Revision to the Summary Ruling under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulation to allow to Brush Hog the wetlands twice a year at **55 Wilton Road East** in the RAA Zone. *Statutorily received on July 18, 2017. 65 days to render a decision is September 21, 2017. Owner/Applicant: Rebecca Mucchetti. For discussion and action.*

**NEW ITEMS**

2. **#2017-058-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulation to remove the existing 24” RCP culvert and install a 2’x3’ concrete box culvert approx.. 228 LF at **748 Danbury Road** in the B-2 Zone. Owner/App: Ridgefield Waterside Properties, LLC. For receipt.

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2013-043-PR:** 135 Tanton Hill Road. Country Club Development, LLC. Release of E&S Bond for the amount \$5,000.00.

**CORRESPONDENCE**

**MINUTES**

**For approval:** July 18, 2017 (Mailed on August 25, 2017)  
**For distribution:**

**PUBLIC HEARINGS**

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FINAL AGENDA  
PLANNING AND ZONING COMMISSION**

**Tuesday, September 05, 2017  
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: #2017-045-A:** Amendment to Section 3.2.C.3 Recreational Uses: to remove “Private Clubs” from Recreational Uses within the Ridgefield Zoning Regulations. *Statutorily received July 05, 2017. Public hearing held on September 05, 2017. 65 days to render a decision is November 09, 2017. Appl: Jeffrey & Jennifer Hansen. AA: Peter S. Olson. For discussion.*
- 2. #2017-049-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to locate a 12’x16’ shed (Snack Shack) next to the existing Clubhouse at **545 Ridgebury Road** in the RAAA Zone. *Statutorily received July 18, 2017. 65 days to render a decision is September 21, 2017. Owner: TOR. Applicant Ridgefield Golf Course, Frank Sergiovanni. For discussion and action.*

**NEW ITEMS**

- 3. #2017-054-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 (Major Home Occupation) to use the existing detached dwelling as an office at **17 Wilton Road West** in the RAA Zone. *Appl/Owner: Daniel Stasio. For receipt and scheduling of Public Hearing and Site Walk if needed.*
- 4. #2017-055-MISC:** Opt out of State initiated Temporary Health Care Structure act, Per Section 1.3(j) of Public Act No. 17-155, “An Act Concerning Temporary Health Care Structures”. Commission Initiated. *For receipt and scheduling of public hearing.*
- 5. #2017-056-PRE:** Pre submission concept per Section 9.2 E of the Town of Ridgefield Zoning regulations to use a food truck on the premises as an accessory use to the Brewery. *For receipt.*
- 6. #2017-057-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to create an accessway to a residential lot as part of a first division at **160 High Ridge Avenue** in the R-7.5 Zone. *Owner: Timothy Dent. Appl: Kenosia Development. For receipt and scheduling a site walk and Public Hearing.*

7. **#2017-059-S:** Subdivision Application per Town of Ridgefield Zoning Regulations for a 3-lot subdivision of 3.75± acres of land at **28 West Branchville Road** in the RA zone. Owner/App: Branchville LLC. For receipt and scheduling a site walk and Public Hearing.
  
8. **#2017-060-REZ:** Zone Change Application per Section 9.2.C of the Town of Ridgefield Zoning Regulations to alter the zoning designation of **Governor Street, Assessor Map Id E15, Lot 191& Map E15, lot 225** and **41 Governor Street** from RA zone to a CBD zone. *Appl: Boys & Girls Club of Ridgefield, Inc. Owner: Boys & Girls Club of Ridgefield, Inc and Town of Ridgefield.* For receipt and scheduling a site walk and Public hearing.
  
9. **#2017-061-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to modify and upgrade 2 (two), two bedroom apartments on the second floor and expand the commercial use on the ground floor at **719 Danbury Road** in the B-2 Zone. *Owner/App: Steve DiCiacco.* For receipt and scheduling a walk and Public Hearing.

## COMMISSION WALKS

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For Approval:** July 18, 2017 (Mailed on August 25, 2017)  
**For Distribution:**

## PUBLIC HEARINGS

### September 05, 2017

- **#2017-045-A:** Text Amendment to Section 3.2 (C). *Appl: Jeffrey & Jennifer Hansen*

### September 19, 2017

- **#2017-047-SP:** Special Permit Application for Bed & Breakfast. *Appl: Catherine Savoca*
- **(Tentative)#2017-055-MISC:** Opt out of Temporary Health Care Structures. % *Chair.*
- **(Tentative)#2017-054-SP:** Special Permit Application for office in Detached Dwelling. *Owner: Daniel Stasio*