

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



**TOWN OF RIDGEFIELD
FINAL AGENDA
PUBLIC HEARING AGENDA**

**Tuesday, April 12, 2016
7:30 PM–Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: PUBLIC HEARING CONTINUED: #2016-012-REZ-SP-SR: Summary Ruling Application for excavation and disturbance within the upland review area of an intermittent watercourse in conjunction with a Special Permit Application and Zone Change Application for the construction of five (5) detached single-family dwelling units at **509 Main Street** in the SD-R20 Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell Esq. Statutorily Received 2/2/2016. 65 days for public hearing 4/07/2016. Public hearing held 3/22/2016. 35 days to close public hearing 4/26/2016. (Applicant requests postponement of hearing till 05/17/2016.)*

PLANNING AND ZONING COMMISSION

Item I: PUBLIC HEARING CONTINUED :#2016-012-REZ-SP-SR: (1) Zone Change Application under section 9.2.C pursuant to Section 4.5 (Main Street Design District-MSDD) in the Ridgefield Zoning regulations to change the underlying SD-R20 Zone to the MSDD Floating Zone, and (2) Application for Special Permit under Section 9.2 for construction of five (5) detached single-family dwelling units and related site work on .859± acres of land located at **509 Main Street** in the SD-R20 Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell Esq. Statutorily Received 2/2/2016. 65 days for public hearing 4/07/2016. Public hearing held 3/22/2016. 35 days to close public hearing 4/26/2016. (Applicant requests postponement of hearing till 05/17/2016.)*

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*following Hearing agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED:#2016-012-REZ-SP-SR:** Summary Ruling Application for excavation and disturbance within the upland review area of an intermittent watercourse in conjunction with a Special Permit Application and Zone Change Application for the construction of five (5) detached single-family dwelling units at **509 Main Street** in the SD-R20 Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell Esq. Statutorily Received 2/2/2016. 65 days for public hearing 4/07/2016. Public hearing held 3/22/2016 and continued on 4/12/2016. For discussion and action.*

NEW ITEMS

- 2. #2016-034-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations for the construction of a 27” wall and plantings at **Crescent Beach**, across from the intersection of Crescent Drive and Clearview Drive (along the bank of Rainbow Lake). *Owner: Ridgefield Lakes Association. Applicant: Douglas Carroll. 65 days for a decision 6/16/2016. For receipt and schedule walk.*

BOARD WALKS

To be scheduled:

- **#2016-034-SR:** Summary Ruling, intersection of Crescent Drive and Clearview Drive, *Douglas Carroll.*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: April 5, 2016 (emailed 4/7/16)
April 7, 2016 (Executive Session minutes)

For distribution:

PUBLIC HEARINGS

April 19, 2016:

- **#2016-025-SP-FP-SR:** Summary Ruling application, **4 Wooster Street**, *Lisa and Matthew Conway*

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PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: :#2016-012-REZ-SP-SR:** (1) Zone Change Application under section 9.2.C pursuant to Section 4.5 (Main Street Design District-MSDD) in the Ridgefield Zoning regulations to change the underlying SD-R20 Zone to the MSDD Floating Zone, and (2) Application for Special Permit under Section 9.2 for construction of five (5) detached single-family dwelling units and related site work on .859± acres of land located at **509 Main Street** in the SD-R20 Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell Esq. Statutorily Received 2/2/2016. 65 days for public hearing 4/07/2016. Public hearing held 3/22/2016 and continued on 4/12/2016. For discussion and action.*

NEW ITEMS

- 2.** Tony Philips, LCSW, Director of Social Services, Municipal Agent for the Disabled and Americans with Disabilities Act Coordinator for the Town of Ridgefield, to provide a discussion on compliance with the American with Disabilities Act.
- 3. #2016-030-SP:** Special Permit under section 3.3.D.1 of the Town of Ridgefield Zoning Regulations for the conversion of an existing ±529 s.f. office/studio into an accessory dwelling unit on ±1.022 acres at **15 Lewis Drive** in the RA zone. *Owner: Allison Brush. Applicant/Authorized Agent: Lawrence Stern. 65 days to set public hearing 06/16/2016. For receipt and set public hearing date.*
- 4. #2016-033-VDC:** Village District application under section 5.1.B of the Town of Ridgefield Zoning regulations for the removal of an existing awning, and the placement of new signage at **424 Main Street** (Johnny Gelato's) in the CBD. *Owner: Urstadt Buddle Properties, Inc.. Applicant: John Mallegol. Authorized Agent: Brian Fiore. 65 days for a decision 6/16/2016. For receipt and action.*
- 5. #2016-035-VDC:** Village District application under section 5.1.B of the Town of Ridgefield Zoning regulations for the replacement of an existing awning at **416 Main Street** in the CBD. *Owner: Urstadt Buddle Properties, Inc.. Applicant: Anabela Pereira. 65 days for a decision 6/16/2016. For receipt and action.*
- 6.** Letter in support of Land Conservancy accreditation % PD

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: April 5, 2016 (emailed 4/7/16)
April 7, 2016 (Executive Session minutes)

For Distribution:

PUBLIC HEARINGS

April 19, 2016:

- **#2016-025-SP-FP-SR:** Special Permit application, **4 Wooster Street**, *Lisa and Matthew Conway*
- **Public Hearing Continued: #2016-014-SP:** Special Permit, **27R West Lane**, *JBHS Building, LLC*

May 3, 2016:

- **#2016-006-A:** Amendment/ Drainage Requirements and Stormwater Management
- **#2016-007-A:** Amendment/ Excavation, Filling and Grading

May 24, 2016

- **#2016-029-A:** Amendment/ Accessory Dwelling Unit