

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 19, 2016
7:30 PM–Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: #2016-025-SP-FP-SR: Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations to permit prior grading and filling within the wetlands on 1.39± acres at **4 Wooster Street** in the RAA zone. *Applicant/Record Owner: Lisa and Matthew Conway. Statutorily received on 3/8/2016. 65 days to schedule public hearing 05/12/2016. 35 days to close public hearing 05/24/2016.*

PLANNING AND ZONING COMMISSION

Item I: PUBLIC HEARING CONTINUED: #2016-014-SP: Special Permit Application under Section 3.2.C.2 of the Zoning regulations to permit an institutional facility to operate within a portion of an existing two family house for religious education and assembly purposes at **27R West Lane** in the RA zone. *Applicant: Rabbi Deitsch. Owner: JBHS Building, LLC. Authorized Agent: Lawrence Spector. Statutorily Received 2/16/2016. Hearing opened on 3/15/2016. 35 days to close public hearing 04/19/2015.*

Item II: #2016-025-SP-FP-SR: (1) Special Permit Application under Section 9.2.A.7 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for approval of an existing accessory dwelling unit above a garage, and (2) Site Plan Application for Flood Plain Development under Section 11.5 for the approval of prior grading and filling and shed construction within the flood plain on 1.39± acres at **4 Wooster Street** in the RAA zone. *Statutorily received on 3/8/2016. 65 days to schedule public hearing 05/12/2016. 35 days to close public hearing 05/24/2016.*

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

**Tuesday, April 19, 2016
7:30 PM–Town Hall Annex**
*following Hearing agenda

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2016-025-SP-FP-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations to permit prior grading and filling within the wetlands on 1.39± acres at **4 Wooster Street** in the RAA zone. *Applicant/Record Owner: Lisa and Matthew Conway. Statutorily received on 3/8/2016. 65 days to schedule public hearing 05/12/2016. 35 days for a decision 05/24/2016. For discussion and action.*

NEW ITEMS

BOARD WALKS

Walks Held:

April 17, 2016 (Individual Walks)

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

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: April 12, 2016 (emailed 4/14/16)

For distribution:

PUBLIC HEARINGS

April 19, 2016:

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

May 10, 2016:

- **(Continued) #2016-012-REZ-SP-SR:** Summary Ruling, **509 Main Street**, *509 Main Street, LLC.*

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FINAL AGENDA
PLANNING AND ZONING COMMISSION**

**Tuesday, April 19, 2016
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Board agenda

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

PENDING ITEMS

- 1. PUBLIC HEARING IS CLOSED: #2016-014-SP:** Special Permit Application under Section 3.2.C.2 of the Zoning regulations to permit an institutional facility to operate within a portion of an existing two family house for religious education and assembly purposes at **27R West Lane** in the RA zone. *Applicant: Rabbi Deitsch. Owner: JBHS Building, LLC. Authorized Agent: Lawrence Spector. Statutorily Received 2/16/2016. Hearing opened on 3/15/2016. 65 days for a decision 06/23/2016. For discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2016-025-SP-FP-SR:** (1) Special Permit Application under Section 9.2.A.7 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for approval of an existing accessory dwelling unit above a garage, and (2) Site Plan Application for Flood Plain Development under Section 11.5 for the approval of prior grading and filling and shed construction within the flood plain on 1.39± acres at **4 Wooster Street** in the RAA zone. *Owner/Applicant: Lisa and Matthew Conway. Statutorily received on 3/8/2016. 65 days for a decision 06/23/2016. For discussion and action.*
- 3. #2016-029-A:** Proposed amendments to Section 3.3.C. - Accessory Dwelling Unit (Affordable/Senior), and amendments to Section 3.3.D.1- Accessory Dwelling Unit of the Town of Ridgefield Zoning Regulations. *Distributed 03/22/2016. Commission Initiated. For discussion and distribution of revisions.*
- 4.** Discussion of proposed amendment to Section 3.2.C.15 (Increased Lot Coverage for Small Lots-140% Rule), % PD. *For discussion and setting public hearing date.*

NEW ITEMS

- 5. #2016-036-REV (SP):** Special Permit Application under Section 7.2.E.11 of the Town of Ridgefield Zoning Regulations to permit front and rear mounted signage, in addition to two transparent window signs at **86 Danbury Road** in the B-1 zone. *Owner: Commerce Park JV LLC. Applicant: Junius F. Brown. For receipt.*

6. **#2016-037-REV (SP):** Revision to the Special Permit under Section 9.2.A.7 for the approval of: (1) several new signs; and (2) new lighting poles on 8.49± acres at 746 Danbury Road in the B-2 zone. *Owner/ Applicant: Ridgfield Waterside Properties, LLC. Authorized Agent: Bob Jewell, Esq.. For receipt and action.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

7. **# 9814-SPA:** Lot 4, Kendra Court. \$1,500 bond posted for landscaping. *P.D. recommends release.*

CORRESPONDENCE

MINUTES April 12, 2016 (emailed 4/14/16)

For Approval:

For Distribution:

PUBLIC HEARINGS

April 19, 2016:

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

May 3, 2016:

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

May 10, 2016:

- **#2016-030-SP:** Special Permit, **15 Lewis Drive, Allison Brush**
- **(Continued)#2016-012-REZ-SP-SR:** Rezone and Special Permit, **509 Main Street, 509 Main Street, LLC.**

May 24, 2016

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