

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



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

**Tuesday, December 6, 2016
7:30 PM –Town Hall Annex**

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

PENDING ITEMS

- 1. #2016-098-PD:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the dredging of a man made pond at **180 Wilton Road East** in the RAA Zone. *Statutorily received 11/15/2016. Site walked 11/20/2016. 65 days for a decision is 01/19/2017. Owner: George Landegger. Authorized Agent: Steven Trinkaus. For discussion.*
- 2. #2016-101-PD:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the dredging of two (2) ponds -Keeler Retention Pond and Lawson Pond- at **130 Olcott Way** in the MFDD Zone. *Statutorily received 11/15/2016. Site walked 11/20/2016. 65 days for a decision is 01/19/2017. Owner: James Hulbert, President of Casagmo Condo Association. Authorized Agent: Jeanne Eberhardt. For discussion.*
- 3. #2016-102-REV(SR):** Revision to a Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the alteration of previously approved site plan for the construction of a new single family home on **Ledges Road (Assessor ID D-080122)** in the RAAA Zone. *Statutorily received 11/15/2016. Site walked 11/20/2016. 65 days for a decision is 01/19/2017. Owner/Applicant: Rock Harbor Builders LLC, Christian Dacunha. For discussion.*

NEW ITEMS

- 4.** Election of Chairman and Vice Chairman/Secretary of the Inland Wetlands Board.
- 5.** 2017 Meeting Schedule. *For discussion and action.* % Chair.

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 11/15/2016 (mailed 11/30/16)
11/22/2016 (mailed 11/30/16)

For distribution:

PUBLIC HEARINGS

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

**Tuesday, December 6, 2016
7:30 PM* –Town Hall Annex**
*following Inland Wetlands Board agenda

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

PENDING ITEMS

NEW ITEMS

- 1. #2016-107-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the construction of a two story addition to St. Elizabeth Seton Roman Catholic Church Rectory to include one additional living unit and garage bay at **520 Ridgebury Road** in the RAAA Zone. *Owner: St. Elizabeth Seton Roman Catholic Church Corp. Authorized Agent: Robert R. Jewell, Esq. For receipt, discussion, and scheduling of site walk (if needed).*
- 2. #2016-109-A:** Regulation Amendment Application under Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Section 2.2 and Section 5.3, adding the definitions of "**Brewery**" and "**Brew Pub**" and creating a new special permit use - "**Brewery or Brew Pub**" within the B-2 Zone, respectively. *Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Bob Jewell, Esq. For receipt and scheduling of public hearing and site walk if needed.*
- 3.** Meeting between the Planning and Zoning Commission and Economic Development Commission. c/o PZC Chair.
- 4.** Section 8-24 Referral from Board of Selectmen: Town of Ridgefield Lease of 15 Acres on Old Stagecoach Road to Whitney Freeman. *For receipt, discussion, and action.*
- 5.** Election of Chairman and Vice Chairman/Secretary of the Planning and Zoning Commission.
- 6.** 2017 Meeting Schedule. *For discussion and action.* % Chair.

COMMISSION WALKS

Walks to be scheduled (if needed):

- 2016-209-A-SP:** Special Permit, **137 Ethan Allen Highway**, *Riverside Real Estate, LLC.*

- **#2016-107-REV(SP):** Revision to the Special Permit, **520 Ridgebury Road, St. Elizabeth Seton Roman Catholic Church Corp.**

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2016-075-SP(REV):** **638 Danbury Road** (Regency at Ridgefield), *Toll Brothers Land Development, % Michael Zemola, Land Development Manager.*

CORRESPONDENCE

MINUTES

For Approval: 11/15/2016 (mailed 11/30/16)
11/22/2016 (mailed 11/30/16)

For Distribution:

PUBLIC HEARINGS

December 13, 2016

- **#2016-103-REV(SP),** Revision to the Special Permit, **258 Main Street, The Aldrich Contemporary Art Museum, Inc.**

January 03,2016

- **#2016-096-A,** Regulation Amendment Application, **Extended Residence Care Facility, Mountainside** (*Matthew Eakin, Executive Vice President*).
- **#2016-104-(SP),** Special Permit, **162 Old West Mountain Road, 150 Old West Mountain Road, Old West Mountain Road (Assessor's ID C12-0069), and Old West Mountain Road (Assessor's ID C12-0016),** *Jennifer Nobandegani and Katis Realty Company.*