

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



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

**Tuesday, February 21, 2017
7:30 PM* –Town Hall Annex**

**Board of Education Meeting Room
66 Prospect St., Ridgefield, CT**

*following Inland Wetlands Board agenda

PENDING ITEMS

NEW ITEMS

- 1. 2017-007-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 activities within a regulated watercourse and upland review area at **71 Ledges Road (Assessor ID D-080121)** in the RAAA Zone. *Owner/Applicant: Rock Harbor Builders LLC, Christian Dacunha. For receipt and scheduling of site walk.*
- 2. 2017-008-SR:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the construction of a driveway, subsurface septic system and excavation, filling and/or grading within a regulated upland review area associated with the construction of a single-family dwelling on 10.79± acers comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling of a site walk.*

BOARD WALKS

Walks to be scheduled (if needed):

- **2017-007-REV(SR):** Revision to a Summary Ruling Application, **71 Ledges Road (Assessor ID D-080121)**, *Rock Harbor Builders LLC, Christian Dacunha*
- **2017-008-SR:** Summary Ruling Application, **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail**, *Kenosia Development, LLC.*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 02/07/2017 (Mailed 02/14/2017)
For distribution:

PUBLIC HEARINGS

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

**Tuesday, February 21, 2017
7:30 PM* –Town Hall Annex**

**Board of Education Meeting Room
66 Prospect St., Ridgefield, CT**

*following Inland Wetlands Board agenda

PENDING ITEMS

NEW ITEMS

- 1. 2017-008-SP:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D for the excavation, filling and/or grading of material in excess of 2,000 cubic yards in association with the construction of a new single-family dwelling on 10.79± acres, comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, ESQ. For receipt, scheduling of a site walk, and scheduling a public hearing.*
- 2.** Discuss first floor retail uses within the Central Business District. % Chair

COMMISSION WALKS

Walks to be scheduled (if needed):

- **2017-008-SP:** Special Permit Application, **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail**, *Kenosia Development, LLC.*

REQUESTS FOR BOND RELEASES/REDUCTION

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