

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, 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 of the Town of Ridgefield for the alteration of previously approved site plan for activities within a regulated watercourse and upland review area at **71 Ledges Road (Assessor ID D08-0121)** 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 of the Town of Ridgefield 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± 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 and scheduling of a site walk.*
- 3. 2017-009-S-SP-SR-A:** Summary Ruling Application under Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for activities within an intermittent watercourse and regulated upland review area associated with the construction of a mixed-use self-storage and residential building on a proposed 1.0-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Applicant/Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling of a site walk.*
- 4. 2017-010-SP-SR:** Summary Ruling Application under Section 7.5 of the Inland Wetlands and Watercourses Regulations for activities within a watercourse and regulated upland review area associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Applicant: Formation Development Group, LLC. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling of a site walk.*
- 5.** Notification to the Board of a distribution of Show Cause materials per the Agent's request for a Show Cause Hearing pertaining to **40 Mountain Road** on March 7, 2017.

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.*
- **2017-009-SR:** Summary Ruling Application, **55 Old Quarry Road**, *Old Quarry Road, LLC.*
- **2017-010-SR:** Summary Ruling Application, **55 Old Quarry Road**, *Formation Development Group, 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
FINAL 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. 2017-009-S-SP-SR-A:** Subdivision Application for a 2-lot subdivision of 5.0427± acres of land, Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations, and Regulation Amendment Application under Section 9.2.B of the Town of Ridgefield Zoning Regulations, all associated with the construction of a mixed-use self-storage and residential building on a proposed 1.0-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Applicant/Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, scheduling of a site walk, and scheduling of public hearings.*
- 3. 2017-010-SP-SR:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Applicant: Formation Development Group, LLC. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, scheduling of a site walk, and scheduling of a public hearing.*
- 4.** 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.*
- **2017-009-SR:** Subdivision Application, Special Permit Application, and Regulation Amendment Application, **55 Old Quarry Road**, *Old Quarry Road, LLC.*

- **2017-010-SR:** Special Permit Application, **55 Old Quarry Road**, *Formation Development Group, LLC.*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 02/07/2017 (Mailed 02/14/2017)

For Distribution:

PUBLIC HEARINGS