

**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 2, 2016  
7:30 PM–Town Hall Annex**

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

\*following Hearing agenda

**PENDING ITEMS**

**NEW ITEMS**

1. **#2016-003-SR-FP:** Summary Ruling Application for the repair of an existing rock wall located within a watercourse and construction of a new rock wall at **157 Mountain Road** in the RA zone. *Applicant/Record Owner: R Lorenzo DeNino. Statutorily Received 1/19/2016. 65 days for a decision 3/24/2016. For receipt, schedule walk*
2. **#2016-012-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. *65 days for public hearing 4/07/2016. For receipt, scheduling site walk, and setting hearing date.*

**BOARD WALKS**

**To be scheduled:**

- **#2016-003-SR:** Summary Ruling, **157 Mountain Road**, R Lorenzo DeNino
- **#2016-012-SP-SR:** Summary Ruling, **509 Main Street**, 509 Main Street, LLC.

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

1. Memorandum from Beth Peyser, Inland Wetlands Agent/Conservation Inspector and Richard Baldelli, Zoning Enforcement Officer regarding violations in the Rainbow Lake neighborhood.

**MINUTES**

**For approval:** January 12, 2016 (mailed 1/21/16)

**For distribution:**

**PUBLIC HEARINGS**

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

**Tuesday, February 2, 2016  
7:30 PM\* –Town Hall Annex**

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66 Prospect St., Ridgefield, CT**

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

**NEW ITEMS**

- 1. #2016-004-REV (SP):** Request for Revision to the Special Permit for 20 additional parking spaces at **195 Danbury Road** in the RAA zone. Applicant/Owner: Town of Ridgefield. Authorized Agent: Paul Roche, Director of Parks and Recreation. *Statutorily received 1/19/2016. 65 days for action 3/24/2016. For receipt and discussion.*
- 2. #2016-009-REV (SP)-REV-(VDC):** Request for Revision to the Village District Application for the modification of previously approved plans, replacing a single structure with a building of reduced size and a storage shed at **29 Prospect Street** in the CBD zone. Applicant/Owner: Prospect Street, LLC. Authorized Agent: LADA, P.C. *65 days for action 4/07/2016. For receipt. (Revision to the Special Permit anticipated 02/09/16)*
- 3. #2016-003-SR-FP:** Site Plan Application for Floodplain Development in conjunction with Summary Ruling Application for the repair of an existing rock wall located within a watercourse and construction of a new rock wall at **157 Mountain Road** in the RA zone. Applicant/Record Owner: R Lorenzo DeNino. *65 days for action 4/07/2016. For receipt, schedule walk and set hearing date.*
- 4. #2016-011-REV (SP):** Revision to the Special Permit to enclose an existing patio and construct an exterior fireplace at **1 Grove Street** in the CBD zone. Applicant/Owner: Raffale Gallo / 5 Grove St. LLC. Authorized Agent: Ron Rucolas. *65 days for action 4/01/2016. For receipt and discussion.*
- 5. #2016-012-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. *65 days for public hearing 4/07/2016. For receipt, scheduling site walk, and setting hearing date.*

6. Director of Planning interview process, % the Chair.

## COMMISSION WALKS

### To be scheduled:

- **#2016-003-SR:** Floodplain Development, **157 Mountain Road**, R Lorenzo DeNino
- **#2016-012-SP-SR:** Special Permit, **509 Main Street**, 509 Main Street, LLC.

## REQUESTS FOR BOND RELEASES/REDUCTION

7. **#2005-105-SR-SP:** Request for bond release for Phase II project development at **901 Ethan Allen Highway** (Ponds Edge Professional Park), in the amount of \$105,000. Owner: Ridgefield Professional Office Complex, LLC. *PD recommends full release.*

## CORRESPONDENCE

1. DRAFT proposed regulations amendment for Neighborhood Business Zone (with revisions requested on 1/12/2016).
2. DRAFT proposed regulation amendment for Drainage and Stormwater Management an E&S. *Schedule date for review.*
3. DRAFT proposed regulations amendment for Excavation, Filling and Grading. *Schedule date for review.*
4. Email to Tim Hollister from PD, regarding Accessory Apartments in 8-30g.

## MINUTES

**For Approval:** January 12, 2016 (mailed 1/21/16)

**For Distribution:**

## PUBLIC HEARINGS

### March 8, 2016:

- **# 2015-093-A;** Amendment/ Neighborhood Business Zone

### To be scheduled:

- **#2016-012-SP-SR:** Special Permit, **509 Main Street**, 509 Main Street, LLC.