

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



**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
PLANNING AND ZONING COMMISSION
FINAL PUBLIC HEARING AGENDA**

**Tuesday, January 10, 2017
7:30 PM– Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I: **#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. *Statutorily received on 12/06/2016. Public hearing scheduled for 01/10/2017. 35 days to close public hearing is 02/14/2017. Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Bob Jewell, Esq.*
- Item II: **#2016-113-SP:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations for the establishment of a brewery to operate within a portion of an existing building, installation of two underground storage tanks, and one (1) additional sign panel to be added to a freestanding sign at **137 Ethan Allen Highway** in the B-2 Zone. *Statutorily received on 12/13/2016. Public hearing scheduled for 01/10/2017. 35 days to close public hearing is 02/14/2017. Owner: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq.*

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INLAND WETLANDS BOARD**

**Tuesday, January 10, 2017
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PENDING ITEMS

1. **#2013-086-IW-MISC:** Violation Hearing 107 Cooper Road, stream diversion. Owners and Interested Parties: Mr. & Mrs. John Kirk, Mr. and Mrs. Matthew Sullivan, and Dr. Michael Autuori. *For discussion and possible action.*

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

**For approval: 12/13/2016 (Distributed at 12/20/2016 Meeting)
 12/20/2016 (Mailed 12/27/2016)**

For distribution: 01/3/17

PUBLIC HEARINGS

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FINAL AGENDA
PLANNING AND ZONING COMMISSION**

**Tuesday, January 10, 2017
7:30 PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #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. *Statutorily received on 12/06/2016. Public hearing held on 01/10/2017. 65 days for a decision is 03/16/2017. Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Bob Jewell, Esq. For discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2016-113-SP:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations for the establishment of a brewery to operate within a portion of an existing building, installation of two underground storage tanks, and one (1) additional sign panel to be added to a freestanding sign at **137 Ethan Allen Highway** in the B-2 Zone. *Statutorily received on 12/13/2016. Public hearing held on 01/10/2017. 65 days for a decision is 03/16/2017. Owner: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

NEW ITEMS

- 3.** Approval under Section 7.9 of the Town of Ridgefield Zoning Regulations for a driveway with a grade in excess of 3%. *Applicant: RKW land Surveying, Frank Walsh Jr. L.S.. Acknowledge withdrawal.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

**For Approval: 12/13/2016 (Distributed at 12/20/2016 Meeting)
12/20/2016 (Mailed 12/27/2016)**

For Distribution: 01/3/17

PUBLIC HEARINGS

January 10, 2017

- **#2016-109-A**, Regulation Amendment Application, definitions for **Brewery and Brew Pub** and new special permit use - **“Brewery or Brew Pub”**, *Riverside Real Estate, LLC*
- **#2016-113-SP**, Special Permit Application, **“Brewery and Brew Pub”**, *Riverside Real Estate, LLC*

February 7, 2017

- **(Continued): #2016-096-A**, Regulation Amendment Application, **Extended Residence Care Facility**, *Mountainside (Matthew Eakin, Executive Vice President)*.
- **(Continued): #2016-104-(SP), 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*