

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, January 17, 2017
7:30 PM –Town Hall Annex**

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

PENDING ITEMS

NEW ITEMS

1. **2017-003-REV(SP)-FP-SR:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for activities within a delineated wetland and a regulated upland review area for the remodeling of existing golf greens and sand traps, which includes the excavation of earth material and importation of fill at **824 Ethan Allen Highway** in the B-2 Zone. *Owner: Roger Knick. Applicant: Golf 824, LLC. Authorized Agent: Tad King. For receipt and scheduling of site walk (if needed).*

BOARD WALKS

Walks to be scheduled (if needed):

- **2017-003-REV(SP)-FP-SR,** Summary Ruling Application, **824 Ethan Allen Highway,** *Roger Knick.*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 01/03/2017 (distributed 01/10/2017)

For distribution: 01/10/2017

PUBLIC HEARINGS

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

**Tuesday, January 17, 2017
7:30 PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

1. **#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 and closed on 01/10/2017. Draft Resolution of Approval requested on 01/10/2017. 65 days for a decision is 03/16/2017. Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. Discuss and Review Draft Approval.*
2. **#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. Draft Resolution of Approval requested on 01/10/2017. 65 days for a decision is 03/16/2017. Owner: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. Discuss and Review Draft Approval.*
3. **#2017-001-Pre:** Pre-submission Concept meeting per Section 9.2.D of the Town of Ridgefield Zoning Regulations to discuss the amendment of Section 5.2.D.11 to expand its geographic applicability, subdivision of land and the construction of a mixed-use building to include eight (8) residential units above a public storage building at 55 Old Quarry Road in the B-2 Zone. *Applicant: Robert R. Jewell, Esq. For Discussion.*
4. Meeting between the Planning and Zoning Commission and Economic Development Commission. c/o PZC Chair.

NEW ITEMS

5. Discuss proposed site plan approval for revisions to previously approved parking plan at **29 Prospect Street (#2016-009-REV(SP)). % PD. For Discussion.**
6. **2017-003-REV(SP)-FP-SR:** Revision to the Special Permit Applicant under Section 9.2 of the Town of Ridgefield Zoning Regulations and a Revision to Prior Site Plan Approval Floodplain Development under Section 9.2 pursuant to Section 11 of the Town of Ridgefield Zoning Regulations for the remodeling of existing golf greens and sand traps,

which includes the excavation of earth material and importation of fill at **824 Ethan Allen Highway** in the B-2 Zone. *Owner: Roger Knick. Applicant: Golf 824, LLC. Authorized Agent: Tad King. For receipt and scheduling of site walk (if needed).*

COMMISSION WALKS

Walks to be scheduled (if needed):

- **2017-003-REV(SP)-FP-SR**, Revision to the Special Permit Application and Flood Plain Application, **824 Ethan Allen Highway**, Roger Knick.

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2002-63-S-SR: Great Hill Road and Limestone Road (Seven Oaks)**, c/o Basha Szymanska. Release of three performance bonds recommended.
- **#2015-041-PR-SP: Charter Group Partners at Ridgefield LLC**, 77 Sunset Lane % Scott Saunders, Project Manager. Reduction of bond for landscaping around Building B recommended.

CORRESPONDENCE

MINUTES

For Approval: 01/03/2017 (distributed 01/10/2017)

For Distribution: 01/10/2017

PUBLIC HEARINGS

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