

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



**TOWN OF RIDGEFIELD
FINAL AGENDA
PUBLIC HEARING AGENDA**

**Tuesday, January 5, 2016
7:30 PM–Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: #2015-080-REV (SP): Request for Revision to the Special Permit for field lighting and protective netting for Governor Park Baseball Field (Ciuccoli Field) at **90 East Ridge Road** in the RA zone. Owner: Town of Ridgefield. Applicant/Authorized Agent: Board of Ridgefield Babe Ruth and Robert Alicea. *Statutorily received on 10/20/15. 65 days for public hearing is 12/23/2015. 13 day extension granted to commence hearing. 35 days to close hearing 02/09/16.*

Item II: #2015-088-SP: Special Permit application to create an accessway easement to serve two lots in conjunction with a first division of property at **208 High Ridge Avenue** in the R-7.5 zone. Owner/Applicant: Joyce M. Baum. Authorized Agent: Eric Kristoffersen, L.S. *Statutorily received on 11/17/15. 65 days for public hearing is 01/21/2016. 35 days to close public hearing 02/09/2016.*

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

**Tuesday, January 5, 2016
7:30 PM–Town Hall Annex
*following Hearing agenda**

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

PENDING ITEMS

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: December 15, 2015 (emailed 12/31/15)

For distribution:

PUBLIC HEARINGS

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

**Tuesday, January 5, 2016
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: #2015-080-REV (SP):** Request for Revision to the Special Permit for field lighting and protective netting for Governor Park Baseball Field (Ciuccoli Field) at **90 East Ridge Road** in the RA zone. Owner: Town of Ridgefield. Applicant/Authorized Agent: Board of Ridgefield Babe Ruth and Robert Alicea. *Statutorily received on 10/20/15.65 days for public hearing is 12/23/2015. 13 day extension granted to commence hearing. Hearing held 01/05/2016. 65 days for a decision 03/10/2016.*
- 2. IF PUBLIC HEARING IS CLOSED: #2015-088-SP:** Special Permit application to create an accessway easement to serve two lots in conjunction with a first division of property at **208 High Ridge Avenue** in the R-7.5 zone. Owner/Applicant: Joyce M. Baum. Authorized Agent: Eric Kristoffersen, L.S. *Statutorily received on 11/17/15. 65 days for public hearing is 01/21/2016. Hearing held 01/05/2016. 65 days for a decision 03/10/2016.*
- 3. #2015-079-REV(SP):** Request for Revision to the Special Permit to deposit ±500 cubic yards of fill on the down-slope side of an existing retaining wall located to the west of Camp Adventure Road (access road to the Regency at Ridgefield townhomes) at **638 Danbury Road** in the ARHD zone. Property Owner: 640 Danbury Road Ridgefield LLC (Ridgefield Crossings-Benchmark Divestments XII LLC), easement for wall in favor of Toll Land XVIII Limited Partnership, for Regency at Ridgefield Condominium Association. Applicant/ Authorized Agent: Toll Brothers Inc. *Statutorily received on 10/13/2015. 65 days for action 12/16/12. 20 day extension granted for decision action. For discussion/action.*
- 4. #2015-093-A:** Draft proposed amendment to create Section 5.6 of the Town of Ridgefield Zoning Regulations for a new Neighborhood Business Zone (NBZ) at the intersection of Route 7 and Route 35. Commission initiated. *Distributed 12/15/2015. For discussion/ schedule hearing date.*
- 5. Draft Affordable Housing Informational Packet. Distributed 12/15/2015. For Discussion.**

NEW ITEMS

6. **#2015-096-VDC:** Village District application for installation of awnings along the front façade and side window of **470 Main Street** in the Central Business District. Owner: Willridge Holdings, LLC. Applicant: William Pitt Sotheby's International Realty. For Receipt.

COMMISSION WALKS

To be scheduled (if needed):

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: December 15, 2015 (emailed 12/31/15)

For Distribution:

PUBLIC HEARINGS

January 12, 2016

- **#2015-095-SP:** Special Permit, **268 Silver Spring Road**, Christopher T. and Kimberly T. Bishop