

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



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

**Tuesday, July 03, 2018  
7:00 PM—Town Hall Annex**

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

**Item I:** **#2018-029-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.5 for the approval of the accessway and site work related to accessway construction and per Section 7.5.D.4.5 for soil screening at **173 High Ridge Avenue** in the R 7.5 Zone. *Statutorily received June 05, 2018. Site walked on June 19, 2018. 35 days to close public hearing is August 7, 2018. Owner: St.Mary's Corporation. Applicant: RJR Builders. Authorized Agent: Robert R. Jewell, Esq.*

**Item II:** **#2018-030-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.5 for the approval of the accessway and site work related to accessway construction and per Section 7.5.D.4.5 for soil screening and use of crushing equipment at **128 Silver Spring Road** in the RAA Zone. *Statutorily received June 05, 2018. Site walked on June 19, 2018. 35 days to close public hearing is August 7, 2018. Owner/Applicant: Thomas Sturges Construction, LLC. Authorized Agent: Robert R. Jewell, Esq.*

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

**Tuesday, July 03, 2018  
7:00 PM\* –Town Hall Annex**  
\*following Public 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:** June 26, 2018  
**For distribution:** June 26, 2018

**PUBLIC HEARINGS**

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

**Tuesday, July 03, 2018  
7:00 PM\* –Town Hall Annex**

\*following Inland Wetlands Board agenda

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

**PENDING ITEMS**

1. POCD bid Interview with Planimetrics. % Chair
2. **IF PUBLIC HEARING IS CLOSED: #2018-029-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.5 for the approval of the accessway and site work related to accessway construction and per Section 7.5.D.4.5 for soil screening at **173 High Ridge Avenue** in the R 7.5 Zone. Statutorily received June 05, 2018. *Site walked on June 19, 2018. 65 days to render a decision is September 06, 2018. Owner: St. Mary's Corporation. Applicant: RJR Builders. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
3. **IF PUBLIC HEARING IS CLOSED: #2018-030-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.5 for the approval of the accessway and site work related to accessway construction and per Section 7.5.D.4.5 for soil screening and use of crushing equipment at **128 Silver Spring Road** in the RAA Zone. *Statutorily received June 05, 2018. Site walked on June 17, 2018. 65 days to render a decision is September 06, 2018. Owner/Applicant: Thomas Sturges Construction, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
4. **#2018-026-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for (1) a multi-unit contractor's yard and structures pursuant to Sec.5.3.D.5, (2) excavation, grading, filling and earth processing activities pursuant to Sec. 7.5, (3) activities in the local Aquifer Protection area under Section 6.2 and (4) request to waive fees for property consisting of 2.97± acres of land located at **800 Ethan Allen Highway (Route 7)** about one quarter mile south of the intersection with Route 35 (Assessor's ID No. G10-026) in the B-2 zone. *Statutorily received on May 22, 2018. Site walked on June 03, 2018. Public hearing closed on June 19, 2018. 65 days to render a decision is August 23, 2018. Owner/Applicant.: Larry Leary Development LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
5. **POCD bids-** Discussion/ action.% Chair.

## NEW ITEMS

1. **#2018-036-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to join the parking area with the adjacent parking lot (103 Danbury Road, both properties owned by the Applicant), located at **105 Danbury Road** in the B-1 Zone. *Owner/Applicant: 105 Danbury Road LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, discussion and possible action.*
2. **#2018-037-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.3.D.17 for the “change of use” from general business office to an educational use with no exterior renovations involved, located at **135-139 Ethan Allen Highway (Route 7)** in the B-2 zone. *Owner/Applicant.: 137 Ethan Allen Highway LLC. Authorized Agent: Robert R. Jewell, Esq. For scheduling a public hearing and site walk.*

## COMMISSION WALKS

**July 15, 2018**

- **#2018-034-SP:** Special Permit Application, 104 & 106 Great Hill Road, Kaitlyn Hayes & Thomas Hayes

**To be scheduled**

- **#2018-037-SP:** Special Permit Application, 135-139 Ethan Allen Highway, 137 Ethan Allen Highway LLC.
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## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For approval:** June 26, 2018

**For distribution:** June 26, 2018

## PUBLIC HEARINGS

**July 03, 2018**

- **#2018-029-SP:** Special Permit Application, 173 High Ridge Avenue, St. Mary’s Corporation.
- **#2018-030-SP:** Special Permit Application. 128 Silver Spring Road, Thomas Sturges Corporation, LLC.

**July 17, 2018**

- **2018-034-SP:** Special Permit Application, 104&106 Great Hill Road, Kaitlyn Hayes & Thomas Hayes

**To be scheduled**

- **2018-037-SP:** Special Permit Application, 135-137 Ethan Allen Hwy, 137 Ethan Allen Highway LLC.