

**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 17, 2018  
7:30 PM—Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

**Item I: #2018-034-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 construction and per Section 7.5.D.4.5 for soil screening at **104 & 106 Great Hill Road** in the RAA Zone. *Statutorily received June 26, 2018. Site walk scheduled on July 15, 2018. 35 days to close public hearing is August 21, 2018. Owner/Applicant: Kaitlyn Cotanch Hayes and Thomas Hayes. Authorized Agent: Robert R. Jewell, Esq.*

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

**Tuesday, July 17, 2018  
7:30 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: July 03, 2018 (Mailed on July 11, 2018)**

**For distribution:**

**PUBLIC HEARINGS**

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

**Tuesday, July 17, 2018  
7:30 PM\* –Town Hall Annex**

\*following Inland Wetlands Board agenda

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

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2018-034-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 construction and per Section 7.5.D.4.5 for soil screening at **104 & 106 Great Hill Road** in the RAA Zone. *Statutorily received June 26, 2018. Site walk on July 15, 2018. 65 days to render a decision is September 20, 2018. Owner/Applicant: Kaitlyn Cotanch Hayes and Thomas Hayes. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
- 2. #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*

**NEW ITEMS**

- 1. #2018-041-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for building sign one in the front and second in the rear of the building for Atria-Senior Living located at **392 Main Street** in the CBD Zone. *Applicant: FDG RF Propco, LLC. Owner: Donnelly Joseph Gavin Trustee ET AL. For receipt, discussion and possible action.*
- 2. #2018-042-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for a Major home occupation, "Sacred Waters LLC", the revised application includes screening of the equipment, trailer and requests for the waiver of the application fees, at **6 Clearview Drive** in the RA Zone. *Owner: Estate of*

*Betty Keegan. Applicant: John Keegan. Authorized Agent: Robert R. Jewell, Esq.  
For receipt and scheduling a public hearing.*

3. **#2018-043-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for installing a parapet at the rear of the building located at **415 Main Street** in the CBD Zone. *Applicant: Stalzer Design LLC. Owner: GAJ LLC. For receipt, discussion and possible action.*
4. **#2018-044-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations installing a parapet at the rear of the building located at **421B Main Street** in the CBD Zone. *Applicant: Stalzer Design LLC. Owner: GAJ LLC. For receipt, discussion and possible action.*
5. **#2018-045-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to add the Section 5.3.C.12: Food retail/serving and Section 5.3.D.5.d: flooring, granite marble. *Commission Initiated. For receipt and scheduling a public hearing.*
6. **#2018-046-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to add the definitions of Temporary signage by amending Section 2.2-Definitions, and to amend Section 7.2.E.10 a and b for Maximum Size/Area – Signage. *Commission Initiated. For receipt and scheduling a public hearing.*
7. **#2018-047-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to amend the Section 7.2.D.2.b. and d. Maximum Size/Area and Section 7.2.E.11 Maximum Number Size/Area-Signage. *Commission Initiated. For receipt and scheduling a public hearing.*
8. **#2018-049-REV(SP):** Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the use of four (4) temporary mobile light towers to be used for the period of five(5) years for the Scotts Ridge Middle School Turf Field at **750 North Salem Road** in the RAA Zone. *Owner: TOR. Applicant: Mark Vanni, SCOR. Authorized Agent: Peter T. Coffin. For receipt and discussion and possible action.*
9. **#2018-051-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 to replace an existing freestanding sign at “HooDoo Brown” with a two sided illuminated sign, each side measuring twenty four (24) square feet at **967 Ethan Allen Highway** in the B-2 Zone. *Owner: RD LLC, 590 Danbury Road LLC. Applicant: Designs & Signs. Authorized Agent: Dan McKee. For receipt.*
10. **#2018-038-PRE:** Pre-submission concept to find a location along Route 35 and Route 7 for the existing car sales, services/ repair, rentals and towing business “Marty Motors, Inc.” located at **92 Danbury Road** in the B-2 Zone. *For receipt and discussion.*
11. Possible POCD meeting on July 31, 2018.% Chair

## **COMMISSION WALKS**

**July 15, 2018**

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

## **REQUESTS FOR BOND RELEASES/REDUCTION**

## **CORRESPONDENCE**

## **MINUTES**

**For approval:** July 03, 2018 (Mailed on July 11, 2018)

**For distribution:**

## **PUBLIC HEARINGS**

**July 17, 2018**

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

**July 24, 2018**

- **#2018-037-SP:** Special Permit Application, 135-139 Ethan Allen Highway, 137 Ethan Allen Highway LLC.

**To be scheduled**

- **#2018-042-SP:** Special Permit Application. 6 Clearview Drive. Applicant: John Keegan.
- **#2018-045-A:** Amendment Application, Section 5.3.C.12 and Section 5.3.D.5
- **#2018-046-A:** Amendment Application, Section 2.2 and 7.2.E.10 a. and b.
- **#2018-047-A:** Amendment Application, Section 7.2.D.2.b and d. and Section 7.2.E.11