

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

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

PLANNING AND ZONING COMMISSION

- Item I: #2016-060-A:** Proposed Amendment to Section 5.2.D.8 of the Town of Ridgefield Zoning Regulations to increase the density of residential dwelling units permitted on the upper level of street level businesses in the **Branchville Village**. *Applicant: Robert R. Jewel, Esq.*
- Item II: #2016-062-SP:** Special Permit Application under Section 9.2 per Section 3.2.C.2 of the Town of Ridgefield Zoning Regulations for the construction of an art storage building, attached to existing residential structure, with scheduled visits from the public on ±16.72 acres at **200 Chestnut Hill Road** in the RAAA zone. *Owner: Maurice Sendak Foundation. Applicant/Authorized Agent: C.V. Building Concepts (Richard Szentkuti).*

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

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

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

PENDING ITEMS

- 1. #2016-064-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations to permit the redirection of an existing piped intermittent stream into a newly constructed catch basin within the Town Right-of-Way at **14 Twopence Road** in the RAAA zone. *Owner: Michael G. Harmon. Applicant/Authorized Agent: Dean P. Pushlar, ASLA. Statutorily received on 6/21/2016. Site walked 6/26/2016. Discussed 6/28/2016. 65 days for a decision 8/25/2016. For discussion and action.*

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: June 28, 2016 (emailed 7/1/16)
For distribution:

PUBLIC HEARINGS

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

**Tuesday, July 5, 2016
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: #2016-060-A:** Proposed Amendment to Section 5.2.D.8 of the Town of Ridgefield Zoning Regulations to increase the density of residential dwelling units permitted on the upper level of street level businesses in the **Branchville Village**. *Applicant: Robert R. Jewel, Esq. Statutorily Received 6/07/2016. For discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2016-062-SP:** Special Permit Application under Section 9.2 per Section 3.2.C.2 of the Town of Ridgefield Zoning Regulations for the construction of an art storage building, attached to existing residential structure, with scheduled visits from the public on ± 16.72 acres at **200 Chestnut Hill Road** in the RAAA zone. *Owner: Maurice Sendak Foundation. Applicant/Authorized Agent: C.V. Building Concepts (Richard Szentkuti). Statutorily received 6/14/16. Site walked 06/26/2016. 65 days for a decision 9/08/2016. For discussion and action.*

NEW ITEMS

- 3. #2016-066-SP:** Special Permit Application under Section 9.2 per Section 3.2.C.4 of the Town of Ridgefield Zoning Regulations for the construction of a new 80 s.f. Well House to contain a water chlorination system, in addition to a new gravel walkway on ± 2.16 acres on **Bogus Road (Tax ID #D04-0035)** in the RAAA zone. *Applicant/Authorized Agent: Aquarion Water Company of Connecticut. For receipt, schedule public hearing and walk (if needed).*

COMMISSION WALKS

Schedule Walks (if needed)

- **#2016-066-SP**, Special Permit, **Bogus Road (Tax ID #D04-0035)**, *Aquarion Water Company of Connecticut*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: June 28, 2016 (emailed 7/1/16)

For Distribution:

PUBLIC HEARINGS

July 05, 2016:

- **#2016-062-SP:** Special Permit, **200 Chestnut Hill Road**, Maurice Sendak Foundation
- **#2016-060-A:** Amendment, Units Per Acre Increase in **Branchville Village**, Robert R. Jewell, Esq.

July 12, 2016:

- **#2016-065-SP:** Special Permit, **152 Main Street**, *The Keeler Tavern Preservation Society, Inc.*