

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 12, 2016
7:30 PM–Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I:** **PUBLIC HEARING CONTINUED - #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. *Statutorily received 6/14/16. Public hearing held 7/05/2016. Site walked 6/26/2016. 35 days to close public hearing is 8/09/2016. Owner: Maurice Sendak Foundation. Applicant/Authorized Agent: C.V. Building Concepts (Richard Szentkuti).*
- Item II:** **PUBLIC HEARING CONTINUED - #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 Area**. *Statutorily received 6/07/2016. Public hearing held 7/05/2016. 35 days to close public hearing is 8/09/2016. Applicant: Robert R. Jewell, Esq.*
- Item III:** **#2016-065-SP:** Special Permit Application under Section 9.2 per Section 3.2.2 of the Town of Ridgefield Zoning Regulations for the conversion of an existing residence into a museum, with a visitor's center and administrative office, in addition to minor site work on ±1.12 acres at **152 Main Street** in the RA Zone. *Statutorily received 06/21/2016. Site walked 6/26/2016. 35 days to close public hearing is 8/16/2016. Owner/ Applicant: The Keeler Tavern Preservation Society, Inc. Authorized Agent: Robert R. Jewell, Esq.*

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

**Tuesday, July 12, 2016
7:30 PM–Town Hall Annex**
*following Hearing agenda

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

PENDING ITEMS

- 1. #2016-059-REV(SP) SR:** Summary Ruling under Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the construction of a parking lot with 173 spaces located within an upland review area and two wooden bridges over existing wetlands on ±237.97 acres at **900 Ridgebury Road** in the CDD Zone. *Owner: Boehringer Ingelheim LTD. Applicant: Boehringer Ingelheim Pharmaceuticals, Inc. c/o Douglas Grevatt. Associate Director. Statutorily received 6/07/2016. Site walked 6/26/2016. Discussion held 6/28/2016. 65 days for a decision 8/11/2016. For discussion and action.*
- 2. #2016-012-REZ-SP-SR:** Summary Ruling Application for excavation and disturbance within the upland review area of an intermittent watercourse in conjunction with a Special Permit Application and Zone Change Application for the construction of five (5) detached single-family dwelling units at **509 Main Street** in the SD-R20 Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell Esq. Statutorily received 2/2/2016. 65 days to hold public hearing 4/07/2016. Public hearing held on 3/22/2016 and continued on 4/12/2016, 5/10/2016, 6/07/2016 and 6/28/2016. 14-day extension provided on 4/12/2016 and 51-day extension provided on 5/10/2016 until 6/30/2016. Public Hearing closed 6/28/2016. 35 days for a decision 08/02/2016. For discussion, draft resolution distribution, and action.*

NEW ITEMS

- 3. Schedule site walk for 107 Cooper Road and Executive Session: Pending litigation - Autuori v. Ridgefield Inland Wetlands Board c/o Chair.**

BOARD WALKS

Schedule Walk:

- 107 Cooper Road

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 7/05/2016 (Emailed 7/11/2016)

For distribution:

PUBLIC HEARINGS

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

**Tuesday, July 12, 2016
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Board agenda

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

PENDING ITEMS

- 1. #2016-059-REV (SP) SR:** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the following site improvements: (1) construction of a parking lot containing 173 parking spaces; (2) two wooden bridges; and (3) provide additional A.D.A compliant handicap parking spaces in existing parking lots on ± 237.97 acres at **900 Ridgebury Road** in the CDD Zone. *Record Owner: Boehringer Ingelheim LTD. Applicant: Boehringer Ingelheim Pharmaceuticals, Inc. c/o Douglas Grevatt. Associate Director. Statutorily received 6/07/2016. Site walked 6/26/2016. 65 days for a decision 8/11/2016. For discussion and action.*
- 2. #2016-012-REZ-SP-SR:** Application for Special Permit under Section 9.2 for construction of five (5) detached single-family dwelling units and related site work on $0.859\pm$ acres of land located at **509 Main Street** in the SD-R20 Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell, Esq. Statutorily Received 2/2/2016. 65 days to hold public hearing 4/07/2016. Public hearing held on 3/22/2016 and continued on 4/12/2016, 5/10/2016, 6/07/2016 and 6/28/2016. 14-day extension provided on 4/12/2016 and 51-day extension provided on 5/10/2016 until 6/30/2016. Public Hearing closed on 6/28/2016. 65 days for a decision 9/01/2016. For discussion, draft resolution distribution and action.*
- 3. 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. *Statutorily received 6/14/16. 65 days to hold Public Hearing 8/18/2016. Site walked 6/26/2016. Public Hearing held 7/05/2016. 65 days for decision is 09/15/2016. Owner: Maurice Sendak Foundation. Applicant/Authorized Agent: C.V. Building Concepts (Richard Szentkuti). For discussion and action.*
- 4. IF PUBLIC HEARING IS CLOSED - #2016-065-SP:** Special Permit Application under Section 9.2 per Section 3.2.2 of the Town of Ridgefield Zoning Regulations for the conversion of an existing residence into a museum, with a visitor's center and administrative office, in addition to minor site work on ± 1.12 acres at **152 Main Street** in the RA Zone. *Owner/ Applicant: The Keeler Tavern Preservation Society, Inc. Authorized Agent: Robert R. Jewell, Esq.. Statutorily received 6/21/2016. 65 days to hold a Public Hearing 8/25/2016. Site walked 6/26/2016. 65 days for a decision 9/15/2016. For discussion and action.*

5. **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**. *Statutorily Received 6/07/2016. 65 days to hold Public Hearing 8/11/16. Public Hearing held 7/05/2016. 65 days for a decision 9/15/2016. Applicant: Robert R. Jewell, Esq. For discussion and action.*

NEW ITEMS

6. **#2016-067-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the reconfiguration and grading of an existing parking lot to accommodate the placement of a generator, and the installation of new external lighting at **598 Danbury Road** in the NBZ Zone. *Owner/Authorized Agent: Abraham Puchall. Authorized Agent: Allan Lombardo. For receipt, schedule walk (if needed) and action.*

COMMISSION WALKS

Schedule Walk (if needed)

- **#2016-067-REV(SP)**, Revision to the Special Permit, **598 Danbury Road**, *Abraham Puchall*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 7/05/2016 (Emailed 7/11/2016)

For Distribution:

PUBLIC HEARINGS

July 12, 2016:

- **#2016-065-SP:** Special Permit, **152 Main Street**, The Keeler Tavern Preservation Society, Inc.
- **CONTINUED - #2016-062-SP:** Special Permit, **200 Chestnut Hill Road**, Maurice Sendak Foundation
- **CONTINUED - #2016-060-A:** Amendment, Units Per Acre Increase in **Branchville Area**, Robert R. Jewell, Esq.

July 26, 2016:

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