

**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, June 21, 2016  
7:30 PM–Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I: PUBLIC HEARING CONTINUED: #2016-025-SP-FP-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations to permit prior grading and filling within the wetlands on 1.39± acres at **4 Wooster Street** in the RAA zone. *Applicant/Record Owner: Lisa and Matthew Conway. Statutorily received on 3/8/2016. Public hearing held 04/19/2016 and 5/24/2016. 35 days to close public hearing 05/24/2016. 28 day extension provided until 6/21/2016.*

**PLANNING AND ZONING COMMISSION**

**Item I: PUBLIC HEARING CONTINUED: #2016-025-SP-FP-SR:** (1) Special Permit Application under Section 9.2.A.7 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for approval of an existing accessory dwelling unit above a garage, and (2) Site Plan Application for Flood Plain Development under Section 11.5 for the approval of prior grading and filling and shed construction within the flood plain on 1.39± acres at **4 Wooster Street** in the RAA zone. *Statutorily received on 3/8/2016. Public hearing held 04/19/2016 and 5/24/2016. 35 days to close public hearing 05/24/2016. 28 day extension provided until 6/21/2016.*

**Item II: #2016-029-A:** Proposed amendments to Section 3.3.C.2 and Section 3.3.D.1 of the Town of Ridgefield Zoning Regulations to (1) vacate language for the age restriction on site plan approvals, for accessory dwelling units whose occupants are 55 years of age or older (Senior Occupancy Incentive) and (2) provide the Planning Director authority to issue site plan approval for any accessory dwelling unit equal to or less than 900 sq. f.t. that meets all zoning requirements. *Distributed 03/22/2016. Commission Initiated.*

**Item III: #2016-039-A:** Proposed amendment to Section 3.2.C.15 to remove provisions allowing increased lot coverage for existing single-family residences on residential parcels of less than two acres (140% Rule). *Distributed 4/12/2016. Commission Initiated.*

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

**Tuesday, June 21, 2016  
7:30 PM–Town Hall Annex**

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

\*following Hearing agenda

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2016-025-SP-FP-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations to permit prior grading and filling within the wetlands on 1.39± acres at **4 Wooster Street** in the RAA zone. *Applicant/Record Owner: Lisa and Matthew Conway. Statutorily received on 3/8/2016. Public hearing held 04/19/2016 and 5/24/2016. 35 days to close public hearing 05/24/2016. 28 day extension provided until 6/21/2016. 35 days for a decision 07/26/2016. For discussion and decision.*
- 2. ORDER TO CEASE AND DESIST AND SHOW CAUSE HEARING: #2016-049-WV:** Violation of Wetlands Permit pursuant to 13.3.1(b) of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for activities on a site where no permit has been issued, for a violation resulting from activates and operations adjacent to, within or in any way affecting regulated wetlands on Bennetts Farm Road (Lot E06-0017). *Owner: Stephen J. Courtney. Cease & Desist Order issued May 16, 2016. Hearing held 5/24/2016. For discussion and Confirmation of Order.*

**NEW ITEMS**

- 3. #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. For receipt and scheduling of walk.*

**BOARD WALKS**

**To be scheduled:**

- **#2016-064-SR:** Summary Ruling, **14 Twopence Road**, *Michael G. Harmon*

**REQUESTS FOR BOND RELEASES/REDUCTION**

## **CORRESPONDENCE**

- Miscellaneous/Multiple bond releases for old projects, % Wetlands Agent.

## **MINUTES**

**For approval:** June 07, 2016 (mailed)

**For distribution:**

## **PUBLIC HEARINGS**

### **June 21, 2016:**

- **(Continued) #2016-025-SP-FP-SR:** Summary Ruling application, **4 Wooster Street,**  
*Lisa and Matthew Conway*

### **June 28, 2016:**

- **(Continued) #2016-012-REZ-SP-SR:** Summary Ruling application, **509 Main Street,** *509 Main Street, LLC.*

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

**Tuesday, June 21, 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: #2016-025-SP-FP-SR:** (1) Special Permit Application under Section 9.2.A.7 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for approval of an existing accessory dwelling unit above a garage, and (2) Site Plan Application for Flood Plain Development under Section 11.5 for the approval of prior grading and filling and shed construction within the flood plain on 1.39± acres at **4 Wooster Street** in the RAA zone. *Statutorily received on 3/8/2016. Public hearing held 04/19/2016 and 5/24/2016. 35 days to close public hearing 05/24/2016. 28 day extension provided until 6/21/2016. 65 days for a decision 08/25/2016. For discussion and decision.*
- 2. IF PUBLIC HEARING IS CLOSED: #2016-029-A:** Proposed amendments to Section 3.3.C.2 and Section 3.3.D.1 of the Town of Ridgefield Zoning Regulations to (1) vacate language for the age restriction on site plan approvals, for accessory dwelling units whose occupants are 55 years of age or older (Senior Occupancy Incentive) and (2) provide the Planning Director authority to issue site plan approval for any accessory dwelling unit equal to or less than 900 sq. f.t that meets all zoning requirements. *Distributed 03/22/2016. Commission Initiated. For discussion and decision.*
- 3. IF PUBLIC HEARING IS CLOSED: #2016-039-A:** Proposed amendment to Section 3.2.C.15 to remove provisions allowing increased lot coverage for existing single-family residences on residential parcels of less than two acres (140% Rule). *Distributed 4/12/2016. Commission Initiated. For discussion and decision.*

**NEW ITEMS**

- 4. #2016-062-SP:** Special Permit Application under Section 9.2 per Section 3.2.2 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. Acknowledge receipt, and scheduling of public hearing on July 5<sup>th</sup>, and schedule walk.*

5. **#2016-063-VDC:** Village District Application under Section 5.1.B of the Town of Ridgefield Zoning regulations for replacement of existing windows and entry doors at **3 Governor Street** in the CBD zone. *Owner: Fairfield County Bank. Applicant: Wayne Dimm Enterprises, Inc. For receipt and action.*
  
6. **#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 visitors 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. For receipt, scheduling of walk, and scheduling of public hearing.*

## COMMISSION WALKS

### To be scheduled (if needed):

- **#2016-062-SP:** Special Permit, **200 Chestnut Hill Road**, Maurice Sendak Foundation
- **#2016-065-SP:** Special Permit, **152 Main Street**, The Keeler Tavern Preservation Society, Inc

### June 26, 2016

- **#2016-058-REV (SP):** Revision to the Special Permit, **709 Danbury Road**, Ridgefield Showcase, LLC.
- **#2016-059-REV(SP) SR:** Revision to the Special Permit, **900 Ridgebury Road**, Boehringer Ingelheim LTD

## REQUESTS FOR BOND RELEASES/REDUCTION

### CORRESPONDENCE

- Miscellaneous/Multiple bond releases for old projects, % PD.

## MINUTES

**For Approval:** June 07, 2016 (mailed)

**For Distribution:**

## PUBLIC HEARINGS

### June 21, 2016:

- **(Continued)# #2016-025-SP-FP-SR:** Special Permit application, **4 Wooster Street**, Lisa and Matthew Conway.
- **#2016-029-A:** Amendment/ Accessory Dwelling Unit. Commission Initiated.
- **#2016-039-A:** Amendment/140% Rule. Commission Initiated.

**June 28, 2016:**

- **#2016-057-A:** Amendment/memory care facilities. *Commission Initiated.*
- **(Continued) #2016-012-REZ-SP-SR:** Special Permit, **509 Main Street**, 509 Main Street, LLC.

**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.



**TOWN OF RIDGEFIELD  
AQUIFER PROTECTION AGENCY  
FINAL AGENDA**

**Tuesday, June 21, 2016  
7:30 PM\* –Town Hall Annex**

\*following Planning and Zoning Commission Agenda

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

**PENDING ITEMS**

**NEW ITEMS**

**CORRESPONDENCE**

**MINUTES**

**For Approval:**                      March 15, 2016