

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 28, 2016
7:30 PM–Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: PUBLIC HEARING CONTINUED: #2016-012-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, and 6/07/2016. 14 day extension provided on 4/12/2016 and 51 day extension provided on 5/10/2016 until 6/30/2016.*

PLANNING AND ZONING COMMISSION

Item I: PUBLIC HEARING CONTINUED#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 .859± 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, and 6/07/2016. 14 day extension provided on 4/12/2016 and 51 day extension provided on 5/10/2016 until 6/30/2016.*

Item II: #2016-057-A: Proposed Amendment to Section 2.2, Section 5.3.D and Section 5.4.D of the Town of Ridgefield Zoning regulations as follows: (1) Section 2.2 shall add the definition of “Memory care facility” under “Other Housing Related Terms”, and (2) both Section 5.3.D and 5.4.D shall permit assisted living facilities, memory care facilities, nursing/convalescent homes, congregate housing, or a combination thereof within the Business Zones of B-2 and B-3. Commission Initiated.

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66 Prospect St., Ridgefield, CT**

*following Hearing agenda

PENDING ITEMS

- 1. 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 activities 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 and 6/21/2016. For discussion and approval of draft modified order based on a show cause hearing.*
- 2. #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 65 days for a decision 8/25/2016. For discussion and action.*
- 3. #2016-059-REV(SP) SR:** Summary Ruling under Sec. 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. *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.*
- 4. IF PUBLIC HEARING IS CLOSED:#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, and 6/07/2016. 14 day extension provided on 4/12/2016 and 51 day extension provided on 5/10/2016 until 6/30/2016. 35 days for a decision 08/02/2016. For discussion and action.*

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES June 21, 2016 (Emailed 6/23/16)

For approval:

For distribution:

PUBLIC HEARINGS

June 28, 2016:

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

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PLANNING AND ZONING COMMISSION**

**Tuesday, June 28, 2016
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Board agenda

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

PENDING ITEMS

- 1. #2016-058-REV (SP):** Revision to the Special Permit under section 9.2 of the Town of Ridgefield Zoning regulations for the construction of a block retaining wall at **709 Danbury Road** in the B-2 zone. Record Owner: Ridgefield Showcase, LLC. Applicant: Steve DiCiacco. *Statutorily received 6/07/2016. Site walked 6/26/2016. 65 days for decision is 08/11/2016. For discussion and action.*
- 2. #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.*
- 3. IF PUBLIC HEARING IS CLOSED: #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 .859± 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, and 6/07/2016. 14 day extension provided on 4/12/2016 and 51 day extension provided on 5/10/2016 until 6/30/2016. 65 days for a decision 9/01/2016. For discussion and action.*
- 4. IF PUBLIC HEARING IS CLOSED: #2016-057-A:** Proposed Amendment to Section 2.2, Section 5.3.D and Section 5.4.D of the Town of Ridgefield Zoning regulations as follows: (1) Section 2.2 shall add the definition of “Memory care facility” under “Other Housing Related Terms”, and (2) both Section 5.3.D and 5.4.D shall permit assisted living facilities, memory care facilities, nursing/convalescent homes, congregate housing, or a combination thereof within the Business Zones of B-2 and B-3. *Commission Initiated. Discussion and action.*

NEW ITEMS

5. Notification of administrative approval for alterations to the Town of Ridgefield Community Center at **316 Main Street** (file #2016-023-REV (SP)) for construction of a southeast corner door, to create access to a proposed interior elevator. % PD

COMMISSION WALKS

To be scheduled (if needed):

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

June 21, 2016 (Emailed 6/23/16)

For Approval:

For Distribution:

PUBLIC HEARINGS

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

July 12, 2016:

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