

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 7, 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, 4 **Wooster Street**, hearing rescheduled and extended until June 21, 2016. Acknowledge extension.

Item II: 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 and 5/10/2016. 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: #2016-025-SP-FP-SR: Special Permit for an accessory dwelling and Site Plan Application for Flood Plain Development, 4 **Wooster Street**, hearing rescheduled and extended until June 21, 2016.

Item II: #2016-044-SP: Special Permit under Section 9.2 pursuant to Section 3.3.D.1 of the Town of Ridgefield Zoning Regulations for an existing accessory dwelling unit over 900 sq. ft. at **30 Dowling Drive** in the RAA zone. Owner: Ida Silvestri. Authorized Agent: Gloria Gouveia. *Statutorily Received on 5/3/2016. 35 days to close public hearing is 07/12/2016.*

Item III: PUBLIC HEARING CONTINUED :#2016-012-REZ-SP-SR: (1) Zone Change Application under section 9.2.C pursuant to Section 4.5 (Main Street Design District-MSDD) in the Ridgefield Zoning regulations to change the underlying SD-R20 Zone to the MSDD Floating Zone, and (2) 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 and 5/10/2016. 14 day extension provided on 4/12/2016 and 51 day extension provided on 5/10/2016 until 6/30/2016.*

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



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

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

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

*following Hearing agenda

PENDING ITEMS

- 1. PUBLIC HEARING CONTINUED: PUBLIC HEARING CONTINUED: #2016-025-SP-FP-SR:** Summary Ruling, **4 Wooster Street**, hearing rescheduled and extended until June 21, 2016. Acknowledge extension.

- 1. 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 and 5/10/2016. 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 7/12/2016. For discussion and decision.*

- 2. #2016-046-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations for the installation of new piping to redirect existing drainage into an established drainage easement on ±1.158 acres at **199 North Street** in the RAA zone. *Owner: Matthew Rutig. Applicant: Town of Ridgefield, Department of Public Services. Statutorily received 5/17/2016. Site Walked 6/05/2016. 65 days for a decision is 07/21/2016. For discussion and decision.*

- 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. For receipt and schedule walk.*

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: May 24, 2016 (6/01/16 mailed)

For distribution:

PUBLIC HEARINGS

June 7, 2016:

- **(Continued) #2016-012-REZ-SP-SR:** Summary Ruling, **509 Main Street, 509 Main Street, LLC.**
- **#2016-059-REV(SP) SR:** Summary Ruling, **900 Ridgebury Road, Boehringer Ingelheim LTD**

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



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

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

*following Inland Wetlands Board agenda

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

PENDING ITEMS

- 1. PUBLIC HEARING CONTINUED: #2016-025-SP-FP-SR:** Special Permit for an accessory dwelling and Site Plan Application for Flood Plain Development, **4 Wooster Street**, hearing rescheduled and extended until June 21, 2016. Acknowledge extension.
- 2. IF PUBLIC HEARING IS CLOSED: #2016-044-SP:** Special Permit under Section 9.2 pursuant to Section 3.3.D.1 of the Town of Ridgefield Zoning Regulations for an existing accessory dwelling unit over 900 sq. ft. at **30 Dowling Drive** in the RAA zone. Owner: Ida Silvestri. Authorized Agent: Gloria Gouveia. *Statutorily Received on 5/3/2016. 65 day for a decision 08/11/2016. For discussion and decision.*
- 3. IF PUBLIC HEARING IS CLOSED: #2016-012-REZ-SP-SR:** (1) Zone Change Application under section 9.2.C pursuant to Section 4.5 (Main Street Design District-MSDD) in the Ridgefield Zoning regulations to change the underlying SD-R20 Zone to the MSDD Floating Zone, and (2) 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 and 5/10/2016. 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 8/11/2016. For discussion and decision.*
- 4. #2015-061-PRE:** Second Pre-submission Concept Meeting to discuss the potential construction of a baseball field along Route 7 (Former Walpole Fence Company). *Owner: State of Connecticut. Applicant/Agent: Steve Scalzo. For discussion.*
- 5. #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 DiCiaccio. For receipt and schedule walk if needed.

6. **#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. For receipt and schedule walk.*

7. **#2016-060-A:** Proposed Amendment to Section 5.2.D.8 of the Town of Ridgefield Zoning regulations to increase the density of residential units permitted on the upper level of businesses in the **Branchville Village**. *Applicant: Robert R. Jewel, Esq. For receipt and schedule public hearing.*

8. **Executive Session:** Discuss personnel matters.

NEW ITEMS

COMMISSION WALKS

To be scheduled (if needed):

- **#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

MINUTES

For Approval: May 24, 2016 (6/1/16 mailed)

For Distribution:

PUBLIC HEARINGS

June 7, 2016:

- **(Continued)#2016-012-REZ-SP-SR:** Rezone and Special Permit, **509 Main Street**, *509 Main Street, LLC.*
- **#2016-044-SP:** Special Permit, **30 Dowling Drive**, Ida Silvestri

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.