

**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, March 15, 2016  
7:30 PM–Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

**Item I: #2016-015-SP:** Special Permit under section 3.3.D.1 of the zoning regulations to remove an age restriction on an accessory dwelling unit, previously approved through site plan approval under section 3.3.C.2 of the zoning regulations on 2.12 acres at **14 Market Street** in the RA zone. *Owner/Application: Eric and Amy Freidenrich. Statutorily Received 2/16/2016. 35 days to close public hearing 04/19/2015.*

**Item II: #2016-014-SP:** Special Permit Application under Section 3.2.C.2 of the Zoning regulations to permit an institutional facility to operate within a portion of an existing two family house for religious education and assembly purposes at **27R West Lane** in the RA zone. *Applicant: Rabbi Deitsch. Owner: JBHS Building, LLC. Authorized Agent: Lawrence Spector. 65 days for a decision 4/21/2016. Statutorily Received 2/16/2016. 35 days to close public hearing 04/19/2015.*

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

**Tuesday, March 15, 2016  
7:30 PM–Town Hall Annex**  
\*following Public Hearing agenda

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

**PENDING ITEMS**

- 1. #2016-018-SR:** Summary Ruling application under Sec.7.5 of the Inland Wetlands and Watercourses Regulations for regulated activities for single-family residential development on a vacant lot consisting of 3.902± acres at **85 Bridle Trail (Lot 1- also fronting on Spring Valley Road)**, in the RAAA zone. *Applicant/Owner: Sanford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust. Authorized Agent: Robert R. Jewell ESQ. 65 days for a decision 5/5/2016. Statutorily received on 3/1/2016. For discussion and action.*
- 2. #2016-019-SR:** Summary Ruling application under Sec.7.5 of the Inland Wetlands and Watercourses Regulations for regulated activities for single-family residential development on a vacant lot consisting of 3.281± acres at **87 Bridle Trail (Lot 2)** in the RAAA zone. *Applicant/Owner: Sanford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust. Authorized Agent: Robert R. Jewell ESQ. 65 days for a decision 5/5/2016. Statutorily received on 3/1/2016. For discussion and action.*
- 3. #2016-020-SR:** Summary Ruling application under Sec.7.5 of the Inland Wetlands and Watercourses Regulations for regulated activities for single-family residential development on a vacant lot consisting of 3.606± acres at **89 Bridle Trail (Lot 3)** in the RAAA zone. *Applicant/Owner: Sanford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust. Authorized Agent: Robert R. Jewell ESQ. 65 days for a decision 5/5/2016. Statutorily received on 3/1/2016. For discussion and action.*
- 4.** Meeting with the Conservation Commission, % Chair and Vice Chair.

**NEW ITEMS**

**BOARD WALKS**

Walks Held:

March 13, 2016

- 85 Bridle Trail
- 87 Bridle Trail
- 89 Bridle Trail
- 4 Wooster Street

## **REQUESTS FOR BOND RELEASES/REDUCTION**

### **CORRESPONDENCE**

### **MINUTES**

**For approval:** March 8, 2016(emailed 3/10/16)

**For distribution:**

### **PUBLIC HEARINGS**

#### **March 22, 2016:**

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

#### **April 19, 2016:**

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

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

**Tuesday, March 15, 2016  
7:30 PM\* –Town Hall Annex**

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

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2016-015-SP:** Special Permit under section 3.3.D.1 of the zoning regulations to remove an age restriction on an accessory dwelling unit, previously approved through site plan approval under section 3.3.C.2 of the zoning regulations on 2.12 acres at **14 Market Street** in the RA zone. *Owner/Application: Eric and Amy Freidenrich. Statutorily Received 2/16/2016. Hearing Held 3/15/2016. 65 days for a decision 05/19/2016. For discussion and decision.*
- 2. IF PUBLIC HEARING IS CLOSED: #2016-014-SP:** Special Permit Application under Section 3.2.C.2 of the Zoning regulations to permit an institutional facility to operate within a portion of an existing two family house for religious education and assembly purposes at **27R West Lane** in the RA zone. *Applicant: Rabbi Deitsch. Owner: JBHS Building, LLC. Authorized Agent: Lawrence Spector. Statutorily Received 2/16/2016. Hearing Held 3/15/2016. 65 days for a decision 05/19/2016. For discussion and decision.*
- 3. #2015-093-A-REZ:** Rezoning of six parcels encompassing  $\pm 5.4$  acres at the intersection of State Routes 7 and 35 (Ethan Allen Highway and Danbury Road), and corresponding Change in Zoning Map from B-2 Business Zone to NBZ (Neighborhood Business Zone), an area that includes the following properties: 590 Danbury Road, 598 Danbury Road, 603 Danbury Road, 955 Ethan Allen Highway, 963 Ethan Allen Highway, 967 Ethan Allen Highway, 971 Ethan Allen Highway, and 975 Ethan Allen Highway, in conjunction with the Commission's adoption of an Amendment to the Ridgefield Zoning Regulations adding new Section 5.6 "Neighborhood Business Zone", creating a new zone that allows a mix of business and residential uses. *Distributed 12/15/2015. Public Hearing closed on 3/8/2016. Amendment establishing regulations adopted 3/8/16. Rezone of six properties and corresponding Change in Zoning Map, for action.*

**NEW ITEMS**

- 3. #2016-26-(SP):** Special Permit under section 3.3.D.1 of the zoning regulations to remove an age restriction on an accessory dwelling unit, previously approved through site plan approval under section 3.3.C.2 of the zoning regulations on  $5.37\pm$  acres at **435 Old Sib Road** in the RAA zone. *Applicant/ Owner: Rocco Belmonte. For receipt, schedule walk(if needed) and schedule public hearing.*

## COMMISSION WALKS

### To be scheduled (if needed):

- **#2016-26-(SP):** Special Permit, **435 Old Sib Road**, *Rocco Belmonte*

#### Walks Held:

March 13, 2016

- 14 Market Street
- 27R West Lane
- 4 Wooster Street

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For Approval:** March 8, 2016(emailed 3/10/16)

**For Distribution:**

## PUBLIC HEARINGS

### March 15, 2016:

- **#2016-015-SP:** Special Permit, **14 Market Street**, *Eric and Amy Freidenrich*
- **#2016-014-SP:** Special Permit, **27R West Lane**, *JBHS Building, LLC*

### March 22, 2016:

- **#2016-012-REZ-SP-SR:** Special Permit, **509 Main Street**, *509 Main Street, LLC.*

### April 5, 2016:

- **#2016-016-SP:** Special Permit, **321 Florida Hill Road**, *Brian J. Truskowski*

### April 19, 2016:

- **#2016-025-SP-FP-SR:** Special Permit and Flood Plain Management applications, **4 Wooster Street**, *Lisa and Matthew Conway*

### May 3, 2016:

- **#2016-006-A:** Amendment/ Drainage Requirements and Stormwater Management
- **#2016-007-A:** Amendment/ Excavation, Filling and Grading

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

**Tuesday, March 15, 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:**

September 8, 2015