

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, March 01, 2016
7:30 PM–Town Hall Annex**

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

*following Hearing agenda

PENDING ITEMS

1. **#2016-003-SR-FP:** Summary Ruling application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the repair of an existing rock wall located within a watercourse and construction of a new rock wall at **157 Mountain Road** in the RA zone. *Applicant/Record Owner: R Lorenzo DeNino. Statutorily Received 1/19/2016. 65 days for a decision 3/24/2016. Draft Resolution of Approval requested 3/01/2016. For discussion and decision.*

NEW ITEMS

2. **#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 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. For receipt, schedule walk if needed, schedule next agenda date.*
3. **#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. For receipt, schedule walk if needed, schedule next agenda date.*
4. **#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. For receipt, schedule walk if needed, schedule next agenda date.*

BOARD WALKS

To be scheduled (If needed):

- **#2016-018-SR:** Summary Ruling application, **85 Bridle Trail (Lot 1- also fronting Spring Valley Road)**, *Sandford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust*
- **#2016-019-SR:** Summary Ruling application, **87 Bridle Trail (Lot 2)**, *Sandford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust*
- **#2016-020-SR:** Summary Ruling application, **89 Bridle Trail (Lot 3)**, *Sandford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust*

REQUESTS FOR BOND RELEASES/REDUCTION

#2013-069-SP: 531 Main Street, Dr. Sanjay Gupta. Request for release of \$10,000 bond posted to permit occupancy of the residence prior to final renovations. *P.D. recommends full release.*

CORRESPONDENCE

MINUTES

For approval: February 16, 2016 (mailed 2/24/16)

For distribution:

PUBLIC HEARINGS

March 22, 2016:

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

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

**Tuesday, March 01, 2016
7:30 PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

1. **#2016-003-SR-FP:** Flood Plain Development Application under Sec. 11.5 in the Zoning Regulations for the repair of an existing rock wall located within a watercourse and construction of a new rock wall at **157 Mountain Road** in the RA zone. *Applicant/Record Owner: R Lorenzo DeNino. Statutorily Received 1/19/2016. 65 days for a decision 3/24/2016. Draft Resolution of Approval requested 3/01/2016. For discussion and decision.*
2. **#2016-006-A:** Proposed new Section 7.14-Drainage Requirements and Stormwater Management and amendments to Section 7.6-Erosion and Sediment Control of the Ridgefield Zoning Regulations. *Distributed 2/16/2016. Commission Initiated. Discussed 2/16/2016. For discussion and schedule public hearing.*
3. **#2016-007-A:** Proposed amendments to Section 7.5- Excavation, Filling and Grading of the Ridgefield Zoning Regulations. *Distributed 2/16/2016. Commission Initiated. Discussed 2/16/2016. For discussion and schedule public hearing.*

NEW ITEMS

4. **#2016-016-SP:** Special Permit under section 3.3.D.1 of the Town of Ridgefield Zoning Regulations for the removal of an age restriction on an existing accessory dwelling previously permitted under Section 3.3.C.2 requiring the principal residence or accessory dwelling unit be occupied by a person 55 years of age or older at **321 Florida Hill Road** in the RAA zone. *Owner/Applicant: Brian J. Truskowski. 65 days to set public hearing 5/5/2016. For receipt, schedule walk if needed and schedule public hearing.*
5. **#2016-21-REV(SP):** Revision to the Special Permit under Section 9.2.A.7 to add a one story mudroom off of an existing garage located to the rear of the residence in accordance with Section 3.2.C.15 of the Town of Ridgefield Zoning Regulations to increase lot coverage for small lots on .469 acres at **555 Main Street** in the SDR-20 zone. *Owner/Applicant: Joe Griffin. Authorized Agent: Doug Macmillan. 65 days for decision 5/5/2016. For receipt and action.*
6. **#2016-022-REV(SP):** Revision to the Special Permit under Section 5.3.10.D of the Town of Ridgefield Zoning Regulations to convert existing second floor commercial space into three additional apartments for a total of 5 apartments on .747 acers at **30 Old**

Quarry Road in the B-2 zone. *Owner/Applicant: Donna Cobelli Trustee. Authorized Agent: Doug Macmillian. 65 days for decision 5/5/2016. For receipt and action.*

7. **#2016-023-REV(SP)**: Revision to the Special Permit under Section 9.2.A.7.e of the Town of Ridgefield Zoning Regulations to revise previously approved Phase II plans on .3016 acres at **26 Bailey Avenue** (Casey Fuel) in the CBD. *Applicant/ Owner: DMWS Holding Corp. Authorized Agent: Robert R. Jewell, ESQ. 65 days for decision 5/5/2016. For receipt and action.*
8. Update on Affordable Housing discussion and PD interview process % the Chair.

COMMISSION WALKS

To be scheduled (If needed):

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

Scheduled Walks:

- March 13, 2016
- 14 Market Street
 - 27R West Lane

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: February 16, 2016 (mailed 2/24/16)

For Distribution:

PUBLIC HEARINGS

March 8, 2016:

- **# 2015-093-REZ-A**; Amendment/ Neighborhood Business Zone

March 15, 2016:

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

March 22, 2016:

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