

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



**TOWN OF RIDGEFIELD  
INLAND WETLANDS BOARD  
PLANNING AND ZONING COMMISSION  
DRAFT PUBLIC HEARING AGENDA**

**Tuesday, March 20, 2018  
7:30 PM—Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

**Item I : #2018-009-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D. for the excavation, filling and grading of earth material exceeding 2,000 cubic yards, in connection with the construction of a new main residence, motor court, driveway, stormwater management systems and removal of a pool, pool houses and garden terraces, on a property located at **153 West Mountain Road** in the RAAA Zone. *Statutorily received on February 20, 2018. Site walked on March 04, 2018. 35 days to close Public hearing is April 24, 2018. Owner/Applicant: 153 West Mountain Road, LLC.*

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DRAFT AGENDA  
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**Tuesday, March 20, 2018  
7:30 PM\* –Town Hall Annex**  
\*following Public Hearing agenda

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

**PENDING ITEMS**

**NEW ITEMS**

- 1. #2018-013-A:** Regulation Amendment to define “Clear Cutting” in Section 2.2- Definitions and as applicable within the upland review area in Section 4.5 of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield. *Commission initiated. For receipt and scheduling a Public Hearing.*
- 2. #2018-014-A:** Regulation Amendment to Section 2.2- Definitions of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield to define “Riparian Buffer”. *Commission initiated. For receipt and scheduling a Public Hearing*

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** February 26, 2018(Mailed 03/14/2018)  
**For distribution:**

**PUBLIC HEARINGS**

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**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2018-009-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D. for the excavation, filling and grading of earth material exceeding 2,000 cubic yards, in connection with the construction of a new main residence, motor court, driveway, stormwater management systems and removal of a pool, pool houses and garden terraces, on a property located at **153 West Mountain Road** in the RAAA Zone. *Statutorily received on February 20, 2018. Site walked on March 04, 2018. 65 days to render a decision is May 24, 2018. Owner/Applicant: 153 West Mountain Road, LLC. For discussion and possible action.*

**NEW ITEMS**

- 1. #2018-016-A:** Regulation Amendment Application to add the definitions of “Showroom” and “Non-direct-retail Showroom” by amending Section 2.2- Definitions, and adding “Non-direct-retail Showroom” as a permitted use within the B-2 Zone by amending Section 5.3.D.24 of the Town of Ridgefield Zoning Regulations. *Commission Initiated. For receipt and scheduling a public hearing.*
- 2. #2018-011-REV(SP) VDC:** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 and Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations to install temporary window signs in the four panes and to waive all application and permit fees at **444 Main Street** in the CBD Zone. *Owner: Bruce C. Beswick. Applicant: Thrown Stone Theatre Company. For receipt.*

**COMMISSION WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

## **CORRESPONDENCE**

## **MINUTES**

**For approval:** February 26, 2018(Mailed 03/14/2018)

**For distribution:**

## **PUBLIC HEARINGS**

**March 20, 2018**

- **#2018-009-SP:** Special Permit Application. 153 West Mountain Road.153 West Mountain Road, LLC.

**April 03, 2018**

- **(Continued) #2017-086-REV(SP):** Revision to Special Permit. 439 Silver Spring Road. Silver Spring Country Club.