

**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  
FINAL PUBLIC HEARING AGENDA**

**Tuesday, March 21, 2017  
7:30 PM\* –Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I:**       **#2017-008-SR:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the construction of a driveway, subsurface septic system and excavation, filling and/or grading within a regulated upland review area associated with the construction of a single-family dwelling on 10.79± acers comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Statutorily received on February 21, 2017. Site walked on March 19, 2017. 35 days to close public hearing is April 25, 2017. Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq.*

**PLANNING AND ZONING COMMISSION**

**Item I:**       **#2017-008-SP:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D for the excavation, filling and/or grading of material in excess of 2,000 cubic yards in association with the construction of a new single-family dwelling on 10.79± acres, comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Statutorily received on February 21, 2017. Site walked on March 19, 2017. 35 days to close public hearing is April 25, 2017. Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq.*

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

**Tuesday, March 21, 2017  
7:30 PM\* –Town Hall Annex**

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

**PENDING ITEMS**

- 1. #2017-007-REV(SR):** Revision to a Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the alteration of previously approved site plan for activities within a regulated watercourse and upland review area at **71 Ledges Road (Assessor ID D08-0121)** in the RAAA Zone. *Statutorily received February 21, 2017. Meeting held on March 07, 2017. Draft Resolution of Approval requested. 65 days for a decision is April 27, 2017. Owner/Applicant: Rock Harbor Builders LLC, Christian Dacunha. Distribution of Draft Resolution of Approval and decision.*
- 2. IF PUBLIC HEARING IS CLOSED:#2017-008-SR:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the construction of a driveway, subsurface septic system and excavation, filling and/or grading within a regulated upland review area associated with the construction of a single-family dwelling on 10.79± acers comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Statutorily received on February 21, 2017. Site walked on March 19, 2017. Public hearing closed on March 21, 2017. 35 days for a decision is April 25, 2017. Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For Approval: March 7, 2017 (Mailed, March 13, 2017)**  
**For Distribution:**

## **PUBLIC HEARINGS**

### **March 21, 2017**

- **#2017-008-SR-SP:** Summary Ruling Application, **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail**, *Kenosia Development, LLC*.

### **April 4, 2017**

- **#2017-009-SR-SP:** Summary Ruling Application, **55 Old Quarry Road**, *Old Quarry Road, LLC*.
- **#2017-010-SR-SP:** Summary Ruling Application, **55 Old Quarry Road**, *Formation Development Group, LLC*.

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

**Tuesday, March 21, 2017  
7:30 PM\* –Town Hall Annex**

\*following Inland Wetlands Board agenda

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

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2017-008-SP:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D for the excavation, filling and/or grading of material in excess of 2,000 cubic yards in association with the construction of a new single-family dwelling on 10.79± acres, comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Statutorily received on February 21, 2017. Site walked on March 19, 2017. Public hearing closed on March 21, 2017. 65 days for a decision is May 25, 2017. Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*
- 2. #2017-006-PRE:** Pre-submission Concept meeting to discuss the proposed rezoning of the Ridgefield Boys and Girls Club at **41 Governor Street** from its current R-A Zone designation to the Central Business District Zone and the proposed expansion of the existing facilities. *Applicant: Robert R. Jewell, Esq. Continuation of discussion previously held on February 7, 2017.*

**NEW ITEMS**

- 3. #2017-012-PRE:** Pre-Submission Concept Meeting to discuss **36 Old Quarry Road**. *Owner/Apl: Town of Ridgefield. For discussion.*
- 4. #2017-013-REV(SP)-VDC:** Revision to the Special Permit per Section 9.2 under Section 7.2.E.11 and a Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for temporary window signage, covering four window panes, exceeding twenty-five percent of the window surface at **444 Main Street** in the CBD Zone. *Owner: Bruce C. Beswick. Applicant: Thrown Stone Theatre Company. Authorized Agent: John Devine. For discussion and action.*
- 5. #2017-014-PRE:** Pre-submission Concept meeting to discuss the proposed Club House, Outdoor Ice Rink, Tennis Court and Multi-Purpose Turf field at **340 Peaceable Street**. *Applicant: Robert R. Jewell, Esq. For discussion.*
- 6. Planning and Zoning Commission / Inland Wetlands Board vacancy. % Chair**

## **BOARD WALKS**

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

## **CORRESPONDENCE**

## **MINUTES**

**For Approval:**       **March 7, 2017** (Mailed, March 13, 2017)

**For Distribution:**

## **PUBLIC HEARINGS**

**March 21, 2017**

- **#2017-008-SR-SP:** Special Permit Application, **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail**, *Kenosia Development, LLC*.

**April 4, 2017**

- **#2017-010-SR-SP:** Special Permit Application, **55 Old Quarry Road**, *Formation Development Group, LLC*.
- **#2017-009-SR-SP:** Subdivision Application, Special Permit Application, and Regulation Amendment Application, **55 Old Quarry Road**, *Old Quarry Road, LLC*.



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

**Tuesday, March 21, 2017**

**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**

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**For Approval:**