

**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 22, 2016  
7:30 PM–Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I: #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 for public hearing 4/07/2016.*

**PLANNING AND ZONING COMMISSION**

**Item I: #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 for public hearing 4/07/2016.*

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\*following Hearing agenda

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**PENDING ITEMS**

- 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 for public hearing 4/07/2016. Hearing held 3/16/2016. 35 days for a decision 04/26/2016. For discussion and action.*
- 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 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. Draft approval requested on 3/15/2016. For discussion and action.*
- 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. Statutorily received on 3/1/2016. Draft approval requested on 3/15/2016. For discussion and action.*
- 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. Statutorily received on 3/1/2016. Draft approval requested on 3/15/2016. For discussion and action.*

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** March 15, 2016 (emailed 3/17/16)

**For distribution:**

**PUBLIC HEARINGS**

**March 22, 2016:**

- **#2016-012-REZ-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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**PENDING ITEMS**

- 1. 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 for public hearing 4/07/2016. Hearing held 3/16/2016. 35 days for a decision 04/26/2016. For discussion and action.*
- 2. #2016-009-REV (SP)-REV(VDC):** (1) Revision to Special Permit for the modification of previously approved plans, replacing a single structure with a building of reduced size and a storage shed, and (2) Revision to the Village District Application at **29 Prospect Street** in the CBD zone. *Applicant/Owner: 29 Prospect Street, LLC. Authorized Agent: Philip Doyle. 65 days for action 05/12/2016. Discussed 03/08/2016. For discussion and decision.*
- 3. Discuss proposed amendment to Accessory Dwelling Unit regulations.**

**NEW ITEMS**

- 5. #2007-083-SPA:** Request for 5-year extension of Site Plan Approval granted on 5/15/07, for a 21-unit multi-family development approved under the now-repealed Multifamily Residence R-5 Zone (15 unit/acre) for property located at **63-67 Prospect Street**, now zoned MFDD. *65 days for action 05/26/2016. Owner/Applicant: The Giardini Limited Partnership. For receipt, discussion and action.*
- 6. #2016-027-VDC:** Village District application for two (2) front facing awnings and one (1) rear facing awning at **398 Main Street** in the CBD zone. *Applicant: Coldwell Banker. Record Owner: William R. Deickler % Masonic Temple Association. Authorized Agent: Virgil Williams. 65 days for action 05/26/2016. For receipt, discussion and action.*

**COMMISSION WALKS**

**To be scheduled (if needed):**

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

### **CORRESPONDENCE**

### **MINUTES**

**For Approval:** March 15, 2016 (emailed 3/17/16)

**For Distribution:**

### **PUBLIC HEARINGS**

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

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

#### **April 5, 2016:**

- **(Continued) #2016-014-SP:** Special Permit, **27R West Lane**, *JBHS Building, LLC*
- **#2016-016-SP:** Special Permit, **321 Florida Hill Road**, *Brian J. Truskowski*
- **#2016-26-SP:** Special Permit, **435 Old Sib Road**, *Rocco Belmonte*

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

- **#2016-025-SP-FP-SR:** Special Permit application, **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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**EXECUTIVE SESSION**

**Personnel:**

Discuss recommendations of peer review interviews for Planning Director vacancy % Chair.