

**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 08, 2016  
7:30 PM–Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

**Item I:** #2015-093-A-REZ: (1) Amendment to the Ridgefield Zoning Regulations to add new Section 5.6 “Neighborhood Business Zone”, creating a new zone allowing a mix of business and residential uses, and (2) re-zoning six parcels encompassing ±5.4 acres at the intersection of State Routes 7 and 35 (Ethan Allen Highway and Danbury Road) from B-2 Business Zone to NBZ (Neighborhood Business Zone), an area that includes the properties listed below. Commission initiated. *Distributed 12/15/2015.*

	<b>Address</b>	<b>Assessor Lot#</b>	<b>Owner</b>	<b>Acreage</b>	<b>Current Use</b>
1	590 Danbury Road  963 Ethan Allen Highway  967 Ethan Allen Highway	G09-0007	590 Danbury Road LLC	1.692± acres	Mixed retail, office, personal service, food service  Offices  Restaurant
2	598 Danbury Road	G09-0009	Windover Holdings, LLC	0.456± acres	Offices
3	603 Danbury Road	G09-0003	Seven Ridgefield Realty Corp.	1.364± acres	Gas Station Retail mini-mart
4	975 Ethan Allen Highway	G09-0010	975 Ethan Allen Highway LLC	0.548± acres	Retail sales
5	971 Ethan Allen Highway	G09-0008	Paul DeWitt	0.250± acres	Retail sales
6	955 Ethan Allen Highway	G09-0006	Maria Gardell, Trustee	1.050± acres	Restaurant

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

**Tuesday, March 08, 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 for 3/01/2016. Tabled for a lack of quorum on 3/01/2016. For discussion and decision.*

**NEW ITEMS**

2. **#2016-025-SP-FP-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations to permit prior grading and filling within the wetlands on 1.39± acres at **4 Wooster Street** in the RAA zone. *Applicant/Record Owner: Lisa and Matthew Conway. 65 days for a decision 05/12/2016. For receipt, schedule walk, schedule discussion date or public hearing.*

**BOARD WALKS**

**To be scheduled:**

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

**Scheduled Walks:**

March 13, 2016

- 85 Bridle Trail
- 87 Bridle Trail
- 89 Bridle Trail

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** March 1, 2016 (emailed 3/4/2016)

**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 08, 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. Tabled for a lack of quorum on 3/01/2016. For discussion and decision.*
- 2. IF PUBLIC HEARING IS CLOSED: #2015-093-A-REZ:** (1) Amendment to the Ridgefield Zoning Regulations to add new Section 5.6 “Neighborhood Business Zone”, creating a new zone allowing a mix of business and residential uses, and (2) re-zoning six parcels encompassing ±5.4 acres at the intersection of State Routes 7 and 35 (Ethan Allen Highway and Danbury Road) 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. *Distributed 12/15/2015. For discussion and decision.*
- 3. #2016-006-A:** Proposed new Section 7.14-Drainage Requirements and Stormwater Management, amendments to Section 2.2-Definitions for Impervious Surfaces 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. Tabled for further review 3/1/2016. For discussion and schedule public hearing.*
- 4. #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. Tabled for further review 3/1/2016. For discussion and schedule public hearing.*

**NEW ITEMS**

- 5. #2016-025-SP-FP-SR:** (1) Special Permit Application under Section 9.2.A.7 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for approval of an existing accessory dwelling unit above a garage, and (2) Site Plan Application for Flood Plain Development under Section 11.5 for the approval of prior grading and filling and shed construction within the flood plain on 1.39± acres at **4 Wooster Street** in the RAA zone.

*Owner/Applicant: Lisa and Matthew Conway. 65 days to schedule a public hearing 05/12/2016. For receipt, schedule walk and public hearing.*

- 6. #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. For receipt of revision to the special permit, schedule walk if needed, and action.*

## COMMISSION WALKS

### To be scheduled (If needed):

- **#2016-025-SP-FP-SR:** Special Permit application, **4 Wooster Street**, *Lisa and Matthew Conway*
- **#2016-009-REV (SP)-REV(VDC):** Revision to Special Permit, **29 Prospect Street**, *29 Prospect Street, LLC*

### Scheduled Walks:

March 13, 2016

- 14 Market Street
- 27R West Lane

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For Approval:** March 1, 2016 (emailed 3/4/2016)

### 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**, Jason Aintabi
- **#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.*

### April 5, 2016:

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