

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, May 16, 2017
7:30 PM—Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: #2017-016-SP-PR: Plenary Ruling application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the filling of 225± square feet of existing wetlands, the creation of 645± square feet of new wetlands, and site disturbance within a regulated upland review area associated with the construction of a new ball field and associated site improvements on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Public Hearing scheduled May 16, 2017. 35 days to close the Public Hearing is June 20, 2017. Site walked May 07, 2017. Owner: State of Connecticut , DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle.*

PLANNING AND ZONING COMMISSION

Item I: #2017-016-SP-PR: Special Permit application under Section 9.2.A of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for the construction of a new baseball field, storage building with bathrooms and snack area, and associated site improvements; Section 3.4.D.1 for the illumination of an outdoor recreational use; Section 7.8 for lighting; and Section 7.5.D (Table 4&5) for the use of a screener, and for the excavation, filling, and/or grading of earth material on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Public Hearing scheduled on May 16, 2017. 35 days to Public Hearing is June 20, 2017. Site walked May 07, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle.*

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, May 16, 2017
7:30 PM* –Town Hall Annex**

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-016-SP-PR:** Plenary Ruling application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the filling of 225± square feet of existing wetlands, the creation of 645± square feet of new wetlands, and site disturbance within a regulated upland review area associated with the construction of a new ball field and associated site improvements on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike)** (Assessors ID: H13-0059) in the RAA Zone. *Statutorily received April 04, 2017. Site walked on May 07, 2017. Public Hearing scheduled May 16, 2017. 35 days to close the Public Hearing is June 20, 2017. Site walked May 07, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion and action.*
- 2. #2017-021-FP-SR:** Summary Ruling under Sec.7.5 of the Inland Wetlands Board regulations for the approval of existing deck, playground (playscape) equipment and shed within the upland review area on 1.024± acres at **40 Mountain Road** in a RA zone. *Statutorily received on April 18, 2017. 65 days to make a decision is June 22, 2017. Applicant/Owner: Robert DeRoma. For decision.*
- 3.** Continued discussion about the office initiated text Amendment for Inland Wetland and Watercourses regulations. % *Inland Wetland Agent.*

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: May 02, 2017 (Mailed May 10, 2017)
For distribution:

PUBLIC HEARINGS

May 16, 2017

- **#2017-016-SP-PR:** Plenary Ruling Application, **2 Sanford Station Road** (**Intersection of Route 7 & Simpaug Tkpe**). *State of CT, DEEP and Town of Ridgefield*

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



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

**Tuesday, May 16, 2017
7:30 PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-016-SP-PR:** Special Permit application under Section 9.2.A of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for the construction of a new baseball field, storage building with bathrooms and snack area, and associated site improvements; Section 3.4.D.1 for the illumination of an outdoor recreational use; Section 7.8 for lighting; and Section 7.5.D (Table 4&5) for the use of a screener, and for the excavation, filling, and/or grading of earth material on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked on May 07, 2017. Public Hearing scheduled on May 16, 2017. 35 days to Public Hearing is June 20, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion and action.*

NEW ITEMS

- 2. #2017-024-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for the awning and building sign for a boutique at **9 Bailey Avenue** in CBD Zone. *Owner: Urstadt Biddle. Applicant: Mern Palmer-Smith. For receipt and discussion.*
- 3. #2017-026-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for the building sign for The Ridgefield Thrift Shop at **21 B Governor Street** in CBD Zone. *Owner: Joseph H. & Ellen Ann Donnelly Trust. Applicant: The Ridgefield Thrift Shop. For receipt and discussion.*
- 4. #2017-027-REV(SP):** Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the use of the premises as a truck rental office and per Sec. 7.2 to replace an existing standalone sign at **70 West Branchville Road** in the B-2 Zone. *Owner: Joe and Gene Nazzaro. Applicant: Branchville Self Storage LLC. For receipt.*

5. Discussion about the Department initiated text amendment for Zoning Regulations.
% Director.
6. Police Commission Discussion . *% Chair*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: **May 02, 2017** (Mailed May 10, 2017)

For Distribution:

PUBLIC HEARINGS

May 16, 2017

- **#2017-016-SP-PR:** Special Permit Application, **2 Sanford Station Road**(Intersection of Route 7 & Simpaug Tkpe). *State of CT, DEEP and Town of Ridgefield*