

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 17, 2016
7:30 PM–Town Hall Annex**
*following Hearing agenda

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

PENDING ITEMS

NEW ITEMS

1. **#2016-046-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations for the installation of new piping to redirect existing drainage into an established drainage easement on ±1.158 acres at **199 North Street** in the RAA zone. *Owner: Matthew Rutig. Applicant: Town of Ridgefield, Department of Public Services. 65 days for a decision is 07/14/2016. For receipt and schedule walk.*

BOARD WALKS

To be scheduled:

- **#2016-046-SR**, 199 North Street, *Matthew Rutig*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: May 03, 2016 (mailed 5/10/16)

For distribution:

PUBLIC HEARINGS

May 24, 2016:

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

June 7, 2016:

- **(Continued) #2016-012-REZ-SP-SR:** Summary Ruling, **509 Main Street**, *509 Main Street, LLC.*

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 17, 2016
7:30 PM* –Town Hall Annex**
*following Inland Wetlands Board agenda

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

PENDING ITEMS

NEW ITEMS

1. Informational meeting with Richard Larson, Chairman of the Schlumberger Committee to discuss Schlumberger final report. % Chairman.
2. **#2016-045-SP:** Special Permit under Section 9.2 and pursuant to Section 3.3.D.2 of the Town of Ridgefield Zoning regulations for a home-based business within a detached structure on ±1.816 acres at **3 Palmer Court** in the RAA zone. *Owners: Michael and Anna Harmon. Applicant: Michael Harmon. 65 days to schedule public hearing is 07/14/2016. For receipt, schedule walk (if needed) and public hearing date.*
3. **#2016-052-REV(SP):** Revision to the Special Permit under Sec. 9.2.A.7.e of the Zoning regulations, to decrease the size of the previously approved renovations and additions for a church building on property located at **103 Main Street** in the RA zone. *Owner: First Congregational Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For receipt/discussion/action.*
4. **#2016-047-PRE:** Pre-submission Concept Meeting to discuss site alterations and interconnectivity between 132 Main Street (Keeler Tavern) and newly acquired property at 152 Main Street. *Applicant/Agent: Robert R. Jewell. For discussion.*
5. **#2016-048-PRE:** Pre-submission Concept Meeting to discuss the rezoning of 108 Danbury Road(former HSBC bank) and 130 Danbury Road(Shell Gas Station) from B-3 to B-1. *Applicant/Agent: Robert R. Jewell. For discussion.*
6. **#2016-050-PRE:** Pre-submission Concept Meeting to discuss the amending of Section 5.2.D.8 of the Ridgefield Zoning regulation to increase permitted residential density within the Branchville Village. *Applicant/Agent: Robert R. Jewell. For discussion.*
7. **#2016-051-PRE:** Pre-submission Concept Meeting to discuss the addition of “crematorium” as a permitted use in the B-2 zone on Route 7. *Applicant/Agent: Robert R. Jewell, Esq. For discussion.*

8. **#2016-53- REV (SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning regulations for the placement of a canopy over existing outside seating with additional signage at **109 Danbury Road** in the B-1 zone. *Owner: Copps Hill Common, LLC. Applicant: Southwest Café (Barbara Nevins). For receipt/discussion/action.*
9. Distribution of Affordable Housing Action Plan. % Assistant Planner
10. Correction of typographical error on Shafer Subdivision approval, Wilton Road East. % PD

COMMISSION WALKS

To be scheduled (if needed):

- **#2016-045-SP**, 3 Palmer Court, *Michael and Anna Harmon*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: May 03, 2016 (mailed 5/10/16)

For Distribution:

PUBLIC HEARINGS

May 24, 2016:

- **(Continued)# #2016-025-SP-FP-SR:** Special Permit application, **4 Wooster Street**, *Lisa and Matthew Conway*.
- **#2016-029-A:** Amendment/ Accessory Dwelling Unit. *Commission Initiated.*
- **#2016-039-A:** Amendment/140% Rule. *Commission Initiated.*

June 7, 2016:

- **(Continued)#2016-012-REZ-SP-SR:** Rezone and Special Permit, **509 Main Street**, *509 Main Street, LLC*.
- **#2016-044-SP:** Special Permit, **30 Dowling Drive**, *Ida Silvestri*