

**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 and  
INLAND WETLANDS BOARD**

**Thursday, May 24, 2016  
7:00 PM–Town Hall Annex**

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

**EXECUTIVE SESSION**

**Item:**

Pending litigation, 107 Cooper Road

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**TOWN OF RIDGEFIELD  
FINAL AGENDA  
PUBLIC HEARING AGENDA**

**Tuesday, May 24, 2016  
7:30 PM–Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I: PUBLIC HEARING CONTINUED: #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. Statutorily received on 3/8/2016. Public hearing held 04/19/2016. 35 days to close public hearing 05/24/2016.*

**PLANNING AND ZONING COMMISSION**

**Item I: PUBLIC HEARING CONTINUED: #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. *Statutorily received on 3/8/2016. Public hearing held 04/19/2016. 35 days to close public hearing 05/24/2016.*

**Item II: #2016-029-A:** Proposed amendments to Section 3.3.C.2 and Section 3.3.D.1 of the Town of Ridgefield Zoning Regulations to (1) vacate language for the age restriction on site plan approvals, for accessory dwelling units whose occupants are 55 years of age or older (Senior Occupancy Incentive), and; (2) provide the Planning Director authority to issue site plan approval for any accessory dwelling unit equal to or less than 900 sq. f.t that meets all zoning requirements. *Distributed 03/22/2016. Commission Initiated.*

**Item III: #2016-039-A:** Proposed amendment to Section 3.2.C.15 to remove provisions allowing increased lot coverage for existing single-family residences on residential parcels of with less than two acers(140% Rule). *Distributed 4/12/2016. Commission Initiated.*

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

**Tuesday, May 24, 2016  
7:30 PM–Town Hall Annex**  
\*following Hearing agenda

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

**PENDING ITEMS**

- 1. PUBLIC HEARING CONTINUED: #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. Statutorily received on 3/8/2016. Public hearing held 04/19/2016. 35 days for a decision 06/23/2016. For discussion and action.*

**NEW ITEMS**

- 1. ORDER TO CEASE AND DESIST AND SHOW CAUSE HEARING: #2016-049-WV:** Violation of Wetlands Permit pursuant to 13.3.1(b) of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for activities on a site where no permit has been issued, for a violation resulting from activities and operations adjacent to, within or in any way affecting regulated wetlands on Bennetts Farm Road (Lot E06-0017). *Owner: Stephen J. Courtney. Cease & Desist issued May 16, 2016. For discussion and Confirmation of Order.*

**BOARD WALKS**

**Scheduled:**

June 5, 2016

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

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** May 17, 2016 ( emailed 5/19/16)

**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.*

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

**Tuesday, May 24, 2016  
7:30 PM\* –Town Hall Annex**

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

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- 1. PUBLIC HEARING CONTINUED: #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. *Statutorily received on 3/8/2016. Public hearing held 04/19/2016. 65 days for a decision 07/23/2016. For discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2016-029-A:** Proposed amendments to Section 3.3.C.1- Accessory Dwelling Unit (Affordable), amendments to Section 3.3.C.2- Accessory Dwelling Unit (Senior), and amendments to Section 3.3.D.1- Accessory Dwelling Unit of the Town of Ridgefield Zoning Regulations. *Commission Initiated. Distributed 03/22/2016. For discussion and action.*
- 3. IF PUBLIC HEARING IS CLOSED: #2016-039-A:** Proposed amendment to Section 3.2.C.15 to remove provisions allowing increased lot coverage for existing single-family residences on residential parcels of with less than two acers(140% Rule). *Commission Initiated. Distributed 4/12/2016. For discussion and action.*
- 4. #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. Statutorily Received 5/17/2016. Application withdrawn 5/23/2016. Notification of application withdrawal.*

**NEW ITEMS**

- 5. #2016-054-VDC:** Village District application for the placement of an awning at **409 Main Street** in the CBD zone. *Owner: Elisabeth Salvi. Applicant: Tammy Zinick of Permit Me, Please. Statutorily Received 5/23/2016. For receipt and action.*
- 6.** Proposed amendment to permit assisted living/memory care facilities in the B-2 and B-3 Zones, % P.D.

## COMMISSION WALKS

### To be scheduled (if needed):

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

## REQUESTS FOR BOND RELEASES/REDUCTION

- Request for bond release: #2014-043-SP-VDC: \$50,000 bond posted for paving and landscaping at **27 Governor Street** (RVNA). C of O issued, building occupied. *PD recommends full release.*

## CORRESPONDENCE

### MINUTES

**For Approval:** May 17, 2016 ( emailed 5/19/16)

**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, 216:

- **(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*