TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AGENDA (REVISED)

Tuesday, May 28, 2019
7:30 PM – Town Hall Annex
Lower Level Meeting Room
66 Prospect St., Ridgefield, CT

PLANNING AND ZONING COMMISSION

Item II: #2019-041-A: Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Site Plan Application review process and permit: Sec 3.3.B and Sec. 3.3.C: Accessory Uses: Accessory Dwelling Units; Sec. 3.4.C.1: Accessory Structures: Outdoor Recreational Facility; Sec. 3.4.C.2: Accessory Structures: Other Structures; Sec. 3.4.C.3: Accessory Structures: Outbuilding in Front yard. Section 5.1.C: Central Business District: Permitted Uses: Change of Use; Sec.5.2.C: B-1: Permitted uses: Change of Use; Sec.5.3.C: B-2: Permitted Uses: Change of Use; Sec.5.4.C: B-3: Permitted uses: Change of Use; Sec.5.6.C: Neighborhood Business Zone: Permitted uses: Change of Use. Statutorily received on May 14, 2019. Commission initiated.
TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
AGENDA (REVISED)

Tuesday, May 28, 2019
7:30 PM* –Town Hall Annex

*following Public Hearing agenda

PENDING ITEMS

1. IF PUBLIC HEARING IS CLOSED: #2019-029-SP-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to upgrade the existing South Street Wastewater Treatment Facility (WWTF) within wetlands and/or the upland review area of wetlands, located at 22 South Street (Assessor’s ID E14-0158) in the B-2 Zone. Owner/Applicant: Water Pollution Control Authority Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson, P.E. Statutorily received on April 09, 2019. Site walked on May 04, 2019. Public hearing closed on May 14, 2019. 35 days to render a decision is June 18, 2019. For approval of Draft Resolution.

NEW ITEMS

1. #2019-045-REV(SP)-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for activities within the upland review areas, located at 439 Silver Spring Road in the RAA Zone. Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.

BOARD WALKS

June 02, 2019
• #2019-036-S-SP-SR, 99 Barry Avenue, Sturges Bros., Inc.
• #2019-039-REV(AH)-SR, 100 Danbury Road, Ridgefield Apartments Inc.

June 23, 2019
• #2019-043-REV(SP)(SR), 800 Ethan Allen Highway, BBD LLC

REQUESTS FOR BOND RELEASES/REDUCTION
CORRESPONDENCE

MINUTES

For approval:  
For distribution:  May 14, 2019

PUBLIC HEARINGS

June 25, 2019
•  #2019-039-REV(AH)-SR, Summary Ruling Application, 100 Danbury Road, Ridgefield Apartments Inc.

July 09, 2019
•  #2019-043-REV (SP)(SR), Revision to Summary Ruling, 800 Ethan Allen Hwy, BBD LLC
TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
AGENDA (REVISED)

Tuesday, May 28, 2019
7:30 PM* –Town Hall Annex
*following Inland Wetlands Agenda

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

PENDING ITEMS

1. IF PUBLIC HEARING IS CLOSED: #2019-029-SP-SR: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Section 5.3.D.3 to upgrade the existing South Street Wastewater Treatment Facility (WWTF) located at 22 South Street (Assessor’s ID E14-0158) in the B-2 Zone. Statutorily received on April 09, 2019. Site walked on May 04, 2019. Public hearing is closed on May 14, 2019. 65 days to render a decision is July 18, 2019. Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For Approval of Draft Resolution.

2. IF PUBLIC HEARING IS CLOSED: #2019-041-A: Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Site Plan Application review process and permit: Sec 3.3.B and Sec. 3.3.C: Accessory Uses: Accessory Dwelling Units; Sec. 3.4.C.1: Accessory Structures: Outdoor Recreational Facility; Sec. 3.4.C.2: Accessory Structures: Other Structures; Sec.3.4.C.3: Accessory Structures: Outbuilding in Front yard. Section 5.1.C: Central Business District: Permitted Uses: Change of Use; Sec.5.2.C: B-1: Permitted uses: Change of Use; Sec.5.3.C: B-2: Permitted Uses: Change of Use; Sec.5.4.C: B-3: Permitted uses: Change of Use; Sec.5.6.C: Neighborhood Business Zone: Permitted uses: Change of Use. Statutorily received on May 14, 2019. Commission initiated. For discussion and possible action.

3. #2019-016-MISC: Modification to the stipulation to allow a 2 lot Re-subdivision for property at located at 104 West Mountain Road in the RAAA zone. Owner: Mr. & Mrs. Kriedberg

4. #2019-044-VDC (Contd): Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building sign “Ridgefield Pride Art Center” for a property located at 424 R Main Street in the CBD Zone. Statutorily received on May 14, 2019. Owner: Urstadt Biddle Properties, Inc. Applicant: Ridgefield Pride Art Center LLC. For possible discussion and action.
NEW ITEMS

1. **#2019-045-REV(SP)-SR**: Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a Maintenance Facility and a Paddle Tennis Facility and related site work, per Sec. 7.5 for associated excavation, screening, and rock crushing, and per Sec 3.2.C.3 for a modification to a Special Permit to extend the paddle tennis season, for a property located at **439 Silver Spring Road** in the RAA Zone. **Owner:** Flat Rock Corporation (The). **Applicant:** Silver Spring Country Club, Incorporated (The). **Authorized Agent:** Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.

2. **#2019-046-REV(SP)**: Revision to a Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations to remove Condition #5: “Install a guardrail parallel to Route 7” from a prior Special Permit adopted Resolution of Approval (XR: #2017-016-SP-PR) for a property located at **2 Sanford Station Road** in the RAA Zone. **Owner:** Town of Ridgefield, State of Connecticut, DEEP. **Applicant:** Ridgefield Little League. For receipt and possible discussion.

COMMISSION WALKS

June 02, 2019
- #2019-036-S-SP-SR, 99 Barry Avenue, Sturges Bros., Inc.
- #2019-039-REV(AH)-SR, 100 Danbury Road, Ridgefield Apartments Inc.

June 23, 2019
- #2019-043-REV(SP)(SR), 800 Ethan Allen Highway, BBD LLC

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: May 07, 2019 (distributed on May 14, 2019)
For distribution: May 14, 2019

PUBLIC HEARINGS

June 04, 2019

June 25, 2019
• #2019-039-REV(AH)-SR, Revision to Affordable Housing Application, 100 Danbury Road, Ridgefield Apartments Inc.

July 09, 2019
• #2019-043-REV(SP)(SR), Revision to Special Permit Application, 800 Ethan Allen Hwy, BBD LLC

To be scheduled

• #2019-045-REV(SP)-SR, 439 Silver Spring Road, Flat Rock Corporation (The)