

**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, May 3, 2016  
7:30 PM–Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

- Item I:** #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. Discussed 3/8/2016.*
- Item II:** #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. Discussed 3/8/2016.*

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

**Tuesday, May 3, 2016  
7:30 PM–Town Hall Annex**  
\*following Hearing agenda

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

**PENDING ITEMS**

1. **#2016-034-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations for the construction of a 27” wall and plantings at **Crescent Beach**, across from the intersection of Crescent Drive and Clearview Drive (along the bank of Rainbow Lake). *Owner: Ridgefield Lakes Association. Applicant: Douglas Carroll. Statutorily Received 4/12/2016. 65 days for a decision 6/16/2016. Individually walked. For discussion and action.*

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

- Miscellaneous/multiple bond releases for old projects, % Agent.

**CORRESPONDENCE**

**MINUTES**

**For approval:** April 19, 2016 (emailed 4/28/16)

**For distribution:**

**PUBLIC HEARINGS**

**May 10, 2016:**

- **(Continued) #2016-012-REZ-SP-SR:** Summary Ruling, **509 Main Street, 509 Main Street, LLC.**
- **(Continued) #2016-025-SP-FP-SR:** Summary Ruling application, **4 Wooster Street, Lisa and Matthew Conway**

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

**Tuesday, May 3, 2016  
7:30 PM\* –Town Hall Annex**  
\*following Inland Wetlands Board agenda

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

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #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. Discussed 3/8/2016. For discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: #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. Discussed 3/8/2016. For discussion and action.*

**NEW ITEMS**

- 3. #2016-040-VDC:** Village District application under Section 8.3 pursuant to Section 5.1.B of the Town of Ridgefield Zoning regulations for façade alterations to an existing 2 story building at **412 Main Street** in the CBD zone. *Owner: Urstadt Biddle Properties, Inc. and Andrew Albrecht-V.P. Director of Management and Construction. Applicant: Sean O’Kane A.I.A. Architect P.C.. For receipt and discussion.*
- 4. #2016-042-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning regulations for exterior alterations to an existing gas station for the replacement of signage from BP to Exxon on  $\pm 2.0$  acres at **242 South Salem Road** in the RAA zone. *Owner: Getty Properties. Applicant: JSP Land Development. For receipt and action.*
- 5. #2016-044-SP:** Special Permit under Section 9.2 pursuant to Section 3.3.D.1 of the Town of Ridgefield Zoning Regulations for an existing accessory dwelling unit over 900 sq. ft. at **30 Dowling Drive** in the RAA zone. *Owner: Ida Silvestri. Authorized Agent: Gloria Gouveia. For receipt and schedule hearing date.*

## COMMISSION WALKS

To be scheduled (if needed):

## REQUESTS FOR BOND RELEASES/REDUCTION

- Miscellaneous/multiple bond releases for old projects, % Agent.

## CORRESPONDENCE

### MINUTES

**For Approval:** April 19, 2016 (emailed 4/28/16)

**For Distribution:**

## PUBLIC HEARINGS

### May 3, 2016:

- **#2016-006-A:** Amendment/ Drainage Requirements and Stormwater Management, *Commission Initiated*
- **#2016-007-A:** Amendment/ Excavation, Filling and Grading, *Commission Initiated*

### May 10, 2016:

- **#2016-030-SP:** Special Permit, **509 Main Street**, *Allison Brush*
- **(Continued)#2016-012-REZ-SP-SR:** Rezone and Special Permit, **509 Main Street**, *509 Main Street, LLC.*

### May 24, 2016

- **#2016-029-A:** Amendment/ Accessory Dwelling Unit
- **#2016-039-A:** Amendment/140% Rule. *Commission Initiated*