

**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, November 15, 2016  
7:30 PM –Town Hall Annex**

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

\* Following Public Hearing Agenda

**PENDING ITEMS**

1. **#2013-086-IW-MISC:** Scheduling of Violation Hearing 107 Cooper Road, 108 Cooper Road and 197 Florida Road, stream diversion. Owners: Mr. & Mrs. John Kirk, Mr. and Mrs. Matthew Sullivan, and Dr. Michael Autuori. Update and Discussion of future hearing date % Chair.

**NEW ITEMS**

2. **#2016-098-PD:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the dredging of a man made pond at **180 Wilton Road West** in the RAA Zone. *Owner: George Landegger. Authorized Agent: Steven Trinkaus. For receipt and schedule walk if needed.*
3. **#2016-101-PD:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the dredging of two (2) ponds -Keeler Retention Pond and Lawson Pond- at **130 Olcott Way** in the MFDD Zone. *Owner: James Hulbert, President of Casagmo Condo Association. Authorized Agent: Jeanne Eberhardt. For receipt and schedule walk if needed.*
4. **#2016-102-REV(SR):** Revision to a Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the alteration of previously approved site plan for the construction of a new single family home on **Ledges Road (Assessor ID D-080122)** in the RAAA Zone. *Owner/Applicant: Rock Harbor Builders LLC, Christian Dacunha. For receipt and schedule walk if needed.*

**BOARD WALKS**

Walks to be scheduled (if needed):

- **#2016-098-PD**, Summary Ruling Application, **180 Wilton Road West**, *George Landegger*
- **#2016-101-PD**, Summary Ruling Application, **130 Olcott Way**, *James Hulbert, President of Casagmo Condo Association*
- **#2016-102-REV(SR)**, Revision to a Summary Ruling Application, **Ledges Road (Assessor ID D08-0122)**, *Rock Harbor Builders LLC, Christian Dacunha*

## **REQUESTS FOR BOND RELEASES/REDUCTION**

### **CORRESPONDENCE**

### **MINUTES**

**For approval:** 10/18/2016 (mailed 10/26/16)  
11/01/2016 (mailed 11/4/16)

**For distribution:**

### **PUBLIC HEARINGS**

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

**Tuesday, November 15, 2016  
7:30 PM\* –Town Hall Annex**

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

\*Following Inland Wetlands Board agenda

**PENDING ITEMS**

**NEW ITEMS**

- 1. #2016-099-VDC:** Village District Application under Section 8.3 per Section 5.1.B of the Town of Ridgefield Zoning Regulations for a double sided sign at **22 Catoonah Street** in the CBD Zone. *Statutorily Received 11/09/2016. 65 days for a decision 01/13/2017. Owner: Lisa Quattrocchi. Applicant: Sandy Sutlia (Farmers Market Co-op). Acknowledge 11/09/2016 receipt and decision.*
- 2. #2016-106-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the construction of a press box and storage unit attached to an existing ballfield dugout at **90 East Ridge Street** in the RA Zone. *Owner: Town of Ridgefield. Authorized Agent: Ridgefield Babe Ruth. For receipt and discussion.*
- 3. #2016-100-REV(AH):** Revision to Prior Affordable Housing Application under 8-30(g) of the Connecticut General Statutes for the modification of previously approved plans to add one market-rate unit and one affordable housing unit, increasing the total number of units from 13 to 15 at **7 North Salem Road** (formally 7-9 North Salem Road) in the R-20 Zone. *Statutorily Received 11/09/2016. 65 days for a decision 01/13/2017. Owner/Applicant: NSC Holding, LLC. Authorized Agent: Michael Eppoliti. Acknowledge 11/09/2016 receipt and discussion.*
- 4. #2016-105-REV(AH):** Revision to Prior Affordable Housing Application under 8-30(g) of the Connecticut General Statutes for the modification of previously approved plans to add one additional affordable housing unit, increasing the total number of units from 10 to 11 at **2 Island Hill Road** in the B-1 Zone. *Owner/Applicant: 2 Island Hill Avenue LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and discussion.*
- 5. #2016-103-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations to permit special events and concerts within the building as well as on the grounds of **258 Main Street** (Aldrich Contemporary Art Museum) in the RA Zone. *Statutorily Received 11/09/2016. 65 days for a decision 01/13/2017. Owner: The Aldrich Contemporary Art Museum, Inc. Authorized Agent: Jamie Pearl. Acknowledge 11/09/2016 receipt and discussion.*

6. **#2016-104-SP:** Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations to approve the establishment of an Extended Residence Care Facility at **162 Old West Mountain Road, 150 Old West Mountain Road, Old West Mountain Road (Assessor's ID C12-0069), and Old West Mountain Road (Assessor's ID C12-0016)** in the RAAA Zone. *Statutorily Received 11/09/2016. Owner's: Jennifer Nobandegani and Katis Realty Company. Applicant: Mountainside. Authorized Agent L.J. Casey, Esq. of Gregory and Adams, P.C.. Acknowledge 11/09/2016 receipt, schedule site walk and schedule public hearing date.*

## COMMISSION WALKS

Walks to be scheduled (if needed):

- **#2016-104-SP**, Special Permit, **162 Old West Mountain Road, 150 Old West Mountain Road, Old West Mountain Road (Assessor's ID C12-0069), and Old West Mountain Road (Assessor's ID C12-0016)**, *Jennifer Nobandegani and Katis Realty Company*

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For Approval:** 10/18/2016 (mailed 10/26/16)  
11/01/2016 (mailed 11/4/16)

**For Distribution:**

## PUBLIC HEARINGS

**November 29, 2016**

- **#2016-096-A**, Regulation Amendment Application, **Extended Residence Care Facility**, *Mountainside (Matthew Eakin, Executive Vice President)*

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**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION  
INLAND WETLANDS BOARD  
(EXECUTIVE SESSION)**

**Tuesday, November 15, 2016  
7:30 PM–Town Hall Annex**

(\*Following Planning and Zoning Commission agenda)

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

- Discussion of Personnel Matters