

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, October 4, 2016
7:30 PM–Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: #2016-073-REZ: Zone Change Application under Section 9.2.C of the Town of Ridgefield Zoning Regulations to alter the zoning designation of **108 Danbury Road** and **130 Danbury Road** from a B-3 Zone to a B-1 Zone. *Applicant: Fred's Servicenter, Inc. and Kelly Copps Hill Realty LLC. Authorized Agent: Robert R. Jewell, Esq. Statutorily received 9/06/2016. Individual walks scheduled. Public hearing scheduled for 10/04/2016. 35 days to close public hearing is 11/08/2016.*

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

**Tuesday, October 4, 2016
7:30 PM –Town Hall Annex**
* Following Public Hearing Agenda

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

PENDING ITEMS

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 9/20/2016 (mailed 9/28/16)

For distribution:

PUBLIC HEARINGS

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

**Tuesday, October 4, 2016
7:30 PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2016-073-REZ:** Zone Change Application under Section 9.2.C of the Town of Ridgefield Zoning Regulations to alter the zoning designation of **108 Danbury Road** and **130 Danbury Road** from a B-3 Zone to a B-1 Zone. *Applicant: Fred's Servicer, Inc. and Kelly Copps Hill Realty LLC. Authorized Agent: Robert R. Jewell, Esq. Statutorily received 9/06/2016. Individual walks scheduled. Public hearing held 10/04/2016. 65 days for a decision is 12/08/2016. For discussion and action.*
- 2. #2016-079-VDC:** Village District Application under Section 8.3 of the Town of Ridgefield Zoning Regulations per Section 5.1.B for new storefront signage at **404 Main Street** (Keller Williams Realty) in the CBD Zone. *Statutorily Received on 9/13/16. Reviewed by VDC on 9/13/2016 and 9/27/2016. 65 days for a decision 11/07/2016. Owner: Urstadt Biddle Properties. Authorized Agent: Keller Williams Realty. Applicant: Kevin Kane. For discussion and action.*
- 3. Discuss Mobilitie wireless infrastructure facility permit right-of-way installation concept.**
% Chair.

NEW ITEMS

- 4. #2016-093-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations to permit grading due to previous building demolition, construction of a new gravel driveway, reconstruction of a previously removed driveway and to temporarily store earth material at **36 Old Quarry Road** in the B-2 Zone. *Applicant: Town of Ridgefield. Authorized Agent: Charles R. Fisher, P.E., L.S. For receipt and action.*
- 5. #2016-092-PRE:** Pre-submission Concept Meeting per Section 9.2.E of the Town of Ridgefield Zoning Regulations to discuss whether administrative approval can be issued for the storage of two thousand seven hundred (2,700) cubic yards of fill at **55 Old Quarry Road** if not in conjunction with any development project.

6. **#2016-083-SP:** Special Permit application under Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2 for the construction of a 9-foot x 9-foot pump station addition on top of an existing pump station on 0.152 acres at the **Intersection of Craigmoor Road and Craigmoor Road North (C09-00120)** in the RAAA Zone. *Owner: Aquarion Water Company of Connecticut. Applicant: Snyder Civil Engineering. For receipt, schedule public hearing date, and schedule walk if needed.*

7. **#2016-087-VDC:** Village District Application under Section 8.3 of the Town of Ridgefield Zoning Regulations per Section 5.1.B for new front and rear building signage (Aquila Tax Solutions CPA LLC) at **4 Prospect Street** in the CBD Zone. *Reviewed by VDC on 09/27/2016. Owner: Perrin Family Foundation. Applicant: Aquila Real Estate Holding Company LLC/ Yankee Ridge Commercial Condominium Association, Inc. Authorized Agent: Paul Fitzpatrick (Crossroads Signs). For receipt and action.*

8. **#2016-089-VDC:** Village District Application under Section 8.3 of the Town of Ridgefield Zoning Regulations per Section 5.1.B for new signage (425 Main Office Suites) at **425 Main Street** (423-439 Main) in the CBD Zone. *Reviewed by VDC on 09/27/2016. Owner/Applicant: Addressi Center I, LLC, % Carleen Addressi Baer. For receipt and action.*

9. **#2016-088-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations to revise previously approved site plan to remove a 3-foot grass strip along the street, and create a monolithic concrete sidewalk curb at **77 Sunset Lane** in the MFDD Zone. *Owner/Applicant: Charter Group Partners at Ridgefield, LLC. For receipt and discussion.*

10. **#2016-090-PRE:** Pre-submission Concept Meeting per Section 9.2.E of the Town of Ridgefield Zoning Regulations to discuss: (1) the establishment of a brewery at **137 Ethan Allen Highway** in the B-2 Zone; and (2) potential zoning regulation text amendments. *Applicant: Robert R. Jewell, Esq. For receipt and discussion.*

11. **#2016-091-PRE:** Pre-submission Concept Meeting per Section 9.2.E of the Town of Ridgefield Zoning Regulations to discuss the addition of one affordable dwelling unit to a previously approved C.G.S. 8-30(g) multifamily housing project at **2 Island Hill Avenue** in the B-1 Zone. *Applicant: Robert R. Jewell, Esq. For receipt and discussion.*

COMMISSION WALKS

Walks to be scheduled (If needed):

- **#2016-083-SP:** Special Permit, **Intersection of Craigmoor Road and Craigmoor Road North (C09-00120)**, *Aquarion Water Company of Connecticut*

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 9/20/2016 (mailed 9/28/16)

For Distribution:

PUBLIC HEARINGS

October 04, 2016:

- **#2016-073-REZ:** Zone Change Application, **108 Danbury Road** and **130 Danbury Road**, *Fred's Servicenter, Inc. and Kelly Copps Hill Realty LLC.*