

**NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766**



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

**Tuesday, September 04, 2018  
7:30 PM**

**East Ridge Middle School Auditorium  
10 East Ridge Road, Ridgefield, CT**

**INLAND WETLANDS BOARD**

**Item I: #2018-053-PR-SP:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a Private Winter Club "Ridgefield Winter Club" for activities in the upland review area and in inland-wetland or watercourses for a property consisting of  $\pm$  5.966 acres located at **340 Peaceable Street** and within the adjacent Town of Ridgefield Right-of-way in the RAAA Zone. *Statutorily received on July 24, 2018. 35 days to close a public hearing is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*

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

**Tuesday, September 04, 2018  
7:30 PM**

**East Ridge Middle School Auditorium  
10 East Ridge Road, Ridgefield, CT**

**PLANNING AND ZONING COMMISSION**

**Item I: #2018-053-PR-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for a Recreational Use- a private club “ Ridgefield Winter Club” and per Section 3.4.D.1. Illuminated Outdoor Recreation facility and Section 7.5 . Excavation, filling and grading and use of portable crusher and screener for the property consisting of  $\pm$  5.966 acres located at **340 Peaceable Street** in the RAAA Zone. *Statutorily received on July 24, 2018. 35 days to close a public hearing is October 09, 2018.* Owner: *Peaceable, LLC.* Applicant: *Rising Ridge Inc.* Authorized Agent: *Philip Doyle of LADA, PC.*

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

**Tuesday, September 04, 2018  
7:30 PM\***

\*following Public Hearing agenda

**East Ridge Middle School Auditorium  
10 East Ridge Road, Ridgefield, CT**

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2018-053-PR-SP:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a Private Winter Club "Ridgefield Winter Club" for activities in the upland review area and in inland-wetland or watercourses on property consisting of  $\pm$  5.966 acres located at **340 Peaceable Street** and within the adjacent Town of Ridgefield Right-of-way in the RAAA Zone. *Statutorily received July 24, 2018. 35 days to render a decision is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC. For possible discussion and action.*

**NEW ITEMS**

- 1. #2018-056-A:** Regulation Amendment application to the Town of Ridgefield Inland Wetlands and Watercourses to amend Section 4.5 –Special Provisions: Upland Review Area Boundaries. *Commission initiated. For receipt.*
- 2. #2018-061-AH-SR:** Summary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property consisting of  $\pm$ 0.7 acres located at **84 Governor Street** in the RA Zone. *Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*
- 3. #2018-062-AH-PR:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing twenty (20) age restricted units on property consisting of  $\pm$ 1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

**BOARD WALKS**

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

## **CORRESPONDENCE**

## **MINUTES**

**For approval:**           **July 24, 2018** (distributed on July 31, 2018)

**For distribution:**

## **PUBLIC HEARINGS**

**September 04, 2018**

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC

**September 19, 2018**

- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC

**To be scheduled**

- **#2018-056-A:** Amendment application, Section 4.5

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

**Tuesday, September 04, 2018  
7:30 PM\***

**East Ridge Middle School Auditorium  
10 East Ridge Road, Ridgefield, CT**

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2018-053-PR-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for a Recreational Use- a private club " Ridgefield Winter Club" and per Section 3.4.D.1. Illuminated Outdoor Recreational facility and Section 7.5 . Excavation, filling and grading and use of portable crusher and screener for the property consisting of  $\pm$  5.966 acres located at **340 Peaceable Street** in the RAAA Zone. *Statutorily received on July 24, 2018. 65 days to render a decision is November 08, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC. For possible discussion and action.*

**NEW ITEMS**

- 1. #2018-061-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes( Affordable Housing) for construction of sixteen (16) age restricted units, of which 30% of the units shall be affordable on property consisting of  $\pm$ 0.7 acres located at **84 Governor Street** in the RA Zone. *Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*
- 2. #2018-062-AH-PR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes( Affordable Housing) for construction of twenty (20) age restricted units, of which 30% of the units shall be affordable on property consisting of  $\pm$ 1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

**COMMISSION WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

- 1. #2015-041-PR-SP, 77 Sunset Lane,** Bond release for amount \$18,000.00. The remaining \$2000.00 will be held for one year.

2. **#2015-024-REV(SP)-REV(AH), 7 North Salem Road,** Bond release for amount \$1000.00 for landscaping and maintenance. The Director recommends for hundred percent release.

## **CORRESPONDENCE**

## **MINUTES**

**For approval:**           **July 24, 2018** (Distributed on July 31) & **July 31**(distributed on August 28, 2018)

**For distribution:**

## **PUBLIC HEARINGS**

### **September 04, 2018**

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC

### **September 19, 2018**

- **#2018-042-SP:** Special Permit Application. 6 Clearview Drive. Applicant: John Keegan.
- **#2018-045-A:** Amendment Application, Section 5.3.C.12 and Section 5.3.D.5
- **#2018-046-A:** Amendment Application, Section 2.2 and 7.2.E.10 a. and b.
- **#2018-047-A:** Amendment Application, Section 7.2.D.2.b and d. and Section 7.2.E.11
- **#2018-052-A:** Amendment Application, Section 5.3.D.27 a. and b.
- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC