

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



**TOWN OF RIDGEFIELD
DRAFT AGENDA
INLAND WETLANDS BOARD
SPECIAL MEETING**

**Tuesday, September 11, 2018
7:30 PM* –Town Hall Annex**

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

PENDING ITEMS

1. **#2018-059-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to remedy a violation (XR File # 2018-022-WV) including site stabilization of previous excavation work and stormwater erosion and renovation of existing pond and premises at the property located at **27 Richardson Drive** in the RAA Zone. *Owner/Applicant: Cory & Jamie Neas. For discussion and possible 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 and scheduling a public hearing.*
2. **#2018-061-AH-SR:** Summary Ruling Application under Section 7.5 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 ± 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 and scheduling a site walk and public hearing.*
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 ± 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 and scheduling a site walk and public hearing.*

BOARD WALKS

To be scheduled:

1. **#2018-061-AH-SR:** Summary Ruling application, 84 Governor St LLC.
2. **#2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge LLC.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: July 24 (Distributed on July 31), August 28, 2018 (Mailed on September 05, 2018)

For distribution:

PUBLIC HEARINGS

September 19, 2018

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

September 25, 2018

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

To be scheduled

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

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**TOWN OF RIDGEFIELD
DRAFT AGENDA
PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

**Tuesday, September 11, 2018
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Board agenda

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

PENDING ITEMS

NEW ITEMS

- #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 ± 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 and scheduling a site walk and public hearing.*
- #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 ± 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 and scheduling a site walk and public hearing.*

COMMISSION WALKS

To be scheduled:

- #2018-061-AH-SR:** Affordable Housing application, 84 Governor St LLC.
- #2018-062-AH-PR:** Affordable Housing application, 62 Prospect Ridge LLC.

REQUESTS FOR BOND RELEASES/REDUCTION

- #2015-041-PR-SP, 77 Sunset Lane,** Bond release for amount \$18,000.00. The remaining \$2000.00 will be held for one year.
- #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 and July 31 (Distributed on August 28), August 28 (Mailed September 05, 2018)

For distribution:

PUBLIC HEARINGS

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

September 25, 2018

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