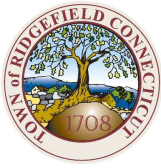


NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



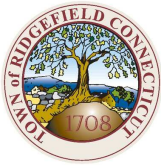
**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AGENDA**

**Tuesday, March 26, 2019
7:30 PM –Town Hall Annex**

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

- Item I: #2019-012-SP-FP-SR:** Special Permit Application per Section 9.2 and Site Plan Application for Floodplain Development per Section 11.5 of the Town of Ridgefield Zoning Regulations to restore an area of property which was disturbed without permits at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively; and Special Permit Application for per Section 9.2 and 5.3.D.6 of the Zoning Regulations for a contractors' yard at **865 Ethan Allen Highway**.
Owner/Applicant: Kelly Molony, Executrix of the estate of Michael Venus. Authorized Agent: Peter S. Olson, Land Use & Conservation Counsel. Statutorily received on February 19, 2019. Site walked on March 17, 2019. 35 days to close a public hearing is April 30, 2019.
- Item II: Continued #2019-001-S-SP:** Subdivision Application for a 2-lot subdivision of \pm 0.452 acres of land; an Application for a Waiver under Section 11-1 of the Subdivision Regulations (to waive Section 4-12 of the Regulations), to permit four (4) lots (3 existing lots and 1 new lot) to be served by an accessway; and a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an accessway to serve four (4) lots, all located at **167-173 High Ridge Avenue** in the R7.5 Zone. *Applicant: RJR Builders, LLC. Owner: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. Statutorily received on January 08, 2019. Site walked on February 03, 2019. Public hearing held on February 26, 2019. Public hearing continued to March 26, 2019. 35 days to close the public hearing is April 02, 2019.*

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



**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
AGENDA**

**Tuesday, March 26, 2019
7:30 PM* –Town Hall Annex**

*following Public Hearing agenda

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

PENDING ITEMS

- 1. #2019-012-SP-FP-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to conduct regulated activities to remedy an outstanding violation in wetlands and the upland review area of wetlands at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively.
Owner/Applicant: Kelly Molony, Executrix of the Estate of Michael Venus. Authorized Agent: Peter S. Olson. Statutorily received on February 19, 2019. Site walked on March 17, 2019. 65 days to render a decision is May 30, 2019. For possible discussion and action.
- 2. #2019-014-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for partial restoration of pond including dredging and disposal of pond material for a property located at **60 Cedar Lane** in the RAA zone. *Owner/Applicant: Eileen & Ed Tweedy. Authorized Agent: Nazzaro Inc./Gene Nazzaro. For discussion and possible action. Statutorily received on February 26, 2019. Site walked on March 17, 2019. 65 days to render a decision is May 30, 2019. For possible discussion and Action.*

NEW ITEMS

- 1. #2019-022-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for pond dredging for a property located at **193 South Salem Road** in the RAA zone. *Owner/Applicant: Dave & Celeste Ulmer. Authorized Agent: John Keegan , Sacred Waters. For receipt and scheduling a site walk.*

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

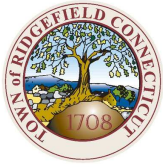
CORRESPONDENCE

MINUTES

For approval: March 12, 2019 (mailed on March 19, 2019)
For distribution:

PUBLIC HEARINGS

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



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

**Tuesday, March 26, 2019
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Agenda

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-012-SP-FP-SR:** Special Permit Application per Section 9.2 and Site Plan Application for Floodplain Development per Section 11.5 of the Town of Ridgefield Zoning Regulations to restore an area of property which was disturbed without permits at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively; and Special Permit Application for per Section 9.2 and 5.3.D.6 of the Zoning Regulations for a contractors' yard at **865 Ethan Allen Highway**. *Owner/Applicant: Kelly Molony, Executrix of the estate of Michael Venus. Authorized Agent: Peter S. Olson, Land Use & Conservation Counsel. Statutorily received on February 19, 2019. Site walked on March 17, 2019. 65 days to render a decision is May 30, 2019. For discussion and possible action*
- 2. IF PUBLIC HEARING IS CLOSED: #2019-001-S-SP:** Subdivision Application for a 2-lot subdivision of ± 0.452 acres of land; an Application for a Waiver under Section 11-1 of the Subdivision Regulations (to waive Section 4-12 of the Regulations), to permit four (4) lots (3 existing lots and 1 new lot) to be served by an accessway; and a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an accessway to serve four (4) lots, all located at **167-173 High Ridge Avenue** in the R7.5 Zone. *Applicant: RJR Builders, LLC. Owner: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. Statutorily received on January 08, 2019. Site walked on February 03, 2019. Public hearing held on February 26, 2019. 65 days to render a decision is May 30, 2019. For possible discussion and action.*
- 3. (Contd.)#2019-015-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for exterior renovations to replace existing fabric awning and plastic sides on the patio with permanent structure for a property located at **59 Ethan Allen Highway** in the B-1 zone. *Statutorily received on February 26, 2019. Owner: Club Ched LLC. Applicant/ Authorized Agent: Joseph Chelednik. For discussion and possible action.*
- 4. #2019-016-MISC:** Modification to the stipulation to allow the subdivision into 2 lots for a property at 104 West Mountain Road in the RAAA zone. *Owner: Mr. & Mrs. Kriedberg*

NEW ITEMS

1. **#2019-021-PRE:** Pre-submission concept to discuss the Amendment to text Regulations RE:Accessways. *Authorized Agent: Robert R. Jewell, Esq.*
2. **#2019-023-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for exterior renovations to add three windows and change the front entry door and to put a building sign for a property located at **424 Main Street** in the CBD Zone. *Applicant: Organika 424 LLC. Owner: Urstadt Biddle Properties Inc. For receipt, discussion and possible action.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

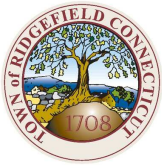
For approval: March 12, 2019 (Mailed on March 19, 2019)
For distribution: March 19, 2019

PUBLIC HEARINGS

March 26, 2019

- **#2019-012-SP-FP-SR,** Special Permit application, 865 Ethan Allen Hwy, Kelly Moloney, Executrix of the Estate of Michael Venus
- **#2019-001-S-SP(Contd.),** Subdivision and Special Permit application, 167 & 173 High Ridge Ave, St. Mary's Corporation.

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**TOWN OF RIDGEFIELD
AQUIFER PROTECTION AGENCY
AGENDA**

**Tuesday, March 26, 2019
7:30 PM* –Town Hall Annex**

***following Planning and Zoning Commission Agenda**

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

PENDING ITEMS

NEW ITEMS

CORRESPONDENCE

MINUTES

For Approval:

For distribution: