

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, February 11, 2020
7:00 PM –Town Hall Annex**

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

Item I: (Contd.) #2019-076-AH: Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family development with nine (9) units, With three (3) units to be deed restricted as affordable for a property consisting of ± 1.17 acres located at **Turner Road & Barnum Place (Assessor's ID B01-0002)** in CDD Zone. *Statutorily received on November 26, 2019. Site walked on December 08, 2019. 35 days to close a public hearing is February 18, 2020. Owner/Applicant: Black Oaks, LLC. Authorized Agent: Brian R. Smith, Esq., Robinson & Cole, LLP.*

Item II: (Contd.) #2019-066-REV(SP): Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for expansion of the parking lot, including landscaping, retaining walls and per Section 7.5. D.5 to use a crusher for a property located at **Assessor's ID E15- 0191** in a RA Zone. *Statutorily received on September 24, 2019. Site walked on November 10, 2019. Public hearing opened on November 12, 2019. 35 days to close a public hearing was December 17, 2019. Extension of 28 days was granted to continue until January 15, 2020. Another extension of 30 days was granted to continue public hearing until February 14, 2020. 7 days left out of total 65 days of extension. Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller.*

Item III: #2019-080-SP: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for exterior renovations to accommodate automated car wash within the existing building for a property located at 115 Danbury Road in the B-1 Zone. *Statutorily received on December 17, 2019. Site walked on January 26, 2020. 35 days to close a public hearing is March 17, 2020. Owner: 115 Danbury Road Associates LLC. Applicant: Ridgefield Fuel Associates. Authorized Agent: J Casey Healy, Esq.*

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

**Tuesday, February 11, 2020
7:30 PM* –Town Hall Annex
*following Public Hearing**

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-076-AH:** Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family development with nine (9) units, With three (3) units to be deed restricted as affordable for a property consisting of ± 1.17 acres located at **Turner Road & Barnum Place (Assessor's ID B01-0002)** in CDD Zone. *Statutorily received on November 26, 2019. Site walked on December 08, 2019. Public hearing opened on January 14, 2020. 65 days to render a decision is April 16, 2020. Owner/Applicant: Black Oaks, LLC. Authorized Agent: Brian R. Smith, Esq., Robinson & Cole, LLP. For discussion and possible action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2019-066-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for expansion of the parking lot, including landscaping, retaining walls for a property located at **Assessor's ID E15-0191** in a RA Zone. *Statutorily received on September 24, 2019. Site walked on November 10, 2019. 65 days to render a decision is April 16, 2020. Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller. For discussion and possible action.*
- 3. IF PUBLIC HEARING IS CLOSED: #2019-080-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for exterior renovations to accommodate automated car wash within the existing building for a property located at 115 Danbury Road in the B-1 Zone. *Statutorily received on December 17, 2019. Site walked on January 26, 2020. 65 days to render a decision is April 16, 2020. Owner: 115 Danbury Road Associates LLC. Applicant: Ridgefield Fuel Associates. Authorized Agent: J Casey Healy, Esq. For discussion and possible action.*
- 4. #2019-072-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per 3.2.C.12 to use the premises as Bed and Breakfast for a property located at **114 Main Street** in RA Zone. *Statutorily received on October 29, 2019. Site walked on November 10, 2019. Public hearing closed on January 28, 2020. 65 days to render a decision is April 2 2020. Owner: Douglas & Laurice Haynes. Applicant: Baciklee Jane, LLC. Authorized Agent: Robert R. Jewell, Esq. For approval of Draft Resolution.*

NEW ITEMS

- 1. WITHDRAWN: #2019-075-RESUB:** An application for 4-lot Re- Subdivision of land under Section 7.5 of the Ridgefield Subdivision regulations for a property consisting of ± 11.305 acres located at **805 North Salem** Road in the RAA zone. *Statutorily received on November 12, 2019. Site walked on December 08, 2019. 65 days to render a decision is March 19, 2020. Owner: Dikran Janus Kadagian and Deborah Kadagian. Applicant: Ashlar Historic-Renovation LLC. Authorized Agent: Robert R. Jewell. Esq. Acknowledge the withdrawal of Application.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: January 28 & February 04, 2020

For distribution:

PUBLIC HEARINGS

February 11, 2020

- **(Contd.)#2019-076-AH:** Affordable Housing Application, Turner Road & Barnum Place, *Black Oaks, LLC.*
- **(Contd.)#2019-066-REV(SP):** Revision to Special Permit, Governor Street Municipal Lot, TOR
- **#2019-080-SP:** Special Permit Application, 115 Danbury Road, Ridgefield Fuel Associates