

**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 (REVISED)**

**Tuesday, November 12, 2019  
7:30 PM –Town Hall Annex**

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

- Item I: (Contd.)#2019-054-AH:** Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family home with nine (9) units, With three (3) units to be deed restricted as affordable for a property consisting of ± 0.43 acres located at **5 North Salem Road (Assessor's ID E14-0103)** in R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. Public hearing held on September 24, 2019. Public hearing continued to October 29, 2019. 35 days to close a public hearing was October 29, 2019. Extension of 14 days was granted to November 12, 2019. Owner/Applicant: Kung H. Wei. Authorized Agent: Robert R. Jewell, Esq.*
- Item II: #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. 35 days to close a public hearing is December 17, 2019. Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller.*
- Item III: #2019-069-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per Section 3.4.C.2 for a construction of an in ground swimming pool and open air changing room located in the front yard of a property at **38 Peaceable Street** in the RA Zone. *Statutorily received on October 15, 2019. Site walk scheduled on November 10, 2019. 35 days to close a public hearing is December 17, 2019. Owner/Applicant: Bruce and Diana Ritter.*

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**Tuesday, November 12, 2019  
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66 Prospect St., Ridgefield, CT**

\*following Public hearing

**PENDING ITEMS**

- 1. 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 January 16, 2020. Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller. Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller.*
  
- 2. IF PUBLIC HEARING IS CLOSED: #2019-069-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per Section 3.4.C.2 for a construction of an in ground swimming pool and open air changing room located in the front yard of a property at **38 Peaceable Street** in the RA Zone. *Statutorily received on October 15, 2019. Site walked on November 10, 2019. 65 days to render a decision is January 16, 2020. Owner/Applicant: Bruce and Diana Ritter. For discussion and possible action.*
  
- 3. IF PUBLIC HEARING IS CLOSED: #2019-054-AH:** Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family home with nine (9) units, with three (3) units to be affordable for a property consisting of ± 0.43 acres located at **5 North Salem Road (Assessor's ID E14-0103)** in R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. Public hearing closed on October 29, 2019. 65 days to render a decision is January 16, 2020. Owner/Applicant: Kung H. Wei. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*
  
- 4. #2019-063-FP-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per (1) Section 5.2.D.1 to construct a garage and paved parking and (2) per Section 6.2. for activities in the local Aquifer Protection area (3) Site Plan Application for development in the Floodplain per Section 11. for a property

consisting of ± 0.33 acres located at **33 Ethan Allen Highway** in the B-1 zone. *Statutorily received at October 02, 2019. Owner/Applicant: CT Property Assistance LLC. Authorized Agent: McChord Engineering Associates, Inc. For discussion and possible action.*

- 5. #2019-074-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct patio and a pavilion of approx. 560 sq.ft. with a roof overhang for a property located at **25 Gilbert Street** in the MFDD zone. *Statutorily received on October 29, 2019. Site walk scheduled on November 10, 2019. Owner/Applicant: Ridgefield Housing Authority. Authorized Agent: Frank Coyle, Ridgefield Housing Chair. For discussion and possible action.*

## **NEW ITEMS**

- 1. #2019-075-Re Subd:** 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. *Owner: Dikran Janus Kadajian and Deborah Kadajian. Applicant: Ashlar Historic-Renovation LLC. Authorized Agent: Robert R. Jewell. Esq. For receipt and scheduling a site walk & public hearing.*

## **COMMISSION WALKS**

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

## **CORRESPONDENCE**

## **MINUTES**

**For approval:** October 29, 2019 (distributed on November 06, 2019)

**For distribution:** November 06, 2019

## **PUBLIC HEARINGS**

### **November 12, 2019**

- **#2019-066-REV(SP)**, Revision to Special Permit, Governor Street Municipal Parking lot, TOR
- **#2019-069-SP**, Special Permit Application, 38 Peaceable Street, Bruce & Diana Ritter

### **November 26, 2019**

- **#2019-072-SP**, Special Permit Application, 114 Main Street, Douglas & Laurice Haynes.