

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



**TOWN OF RIDGEFIELD  
INLAND WETLANDS BOARD  
PLANNING AND ZONING COMMISSION  
DRAFT PUBLIC HEARING AGENDA**

**Tuesday October 03, 2017  
7:30 PM—Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

**Item I: #2017-054-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 to use the existing detached dwelling as office at **17 Wilton Road West** in the RAA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 03, 2017. 35 days to close Public hearing is November 07, 2017. Owner/Applicant: Daniel Stacio.*

**Item II: #2017-057-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to create an accessway to a residential lot as part of a first division at **160 High Ridge Avenue** in the R-7.5 Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing held on October 03, 2017. 35 days to close Public Hearing is November 07, 2017. Owner: Timothy Dent. Applicant: Kenosia Development. Authorized Agent: Bob Jewell, Esq.*

**Item III: #2017-061-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.3.D.2 to expand the first floor commercial use, and to erect a free standing illuminated sign exceeding 10' (feet) in height per Section 7.2.E.8, at **719 Danbury Road** in the B-2 Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing held on October 03, 2017. 35 days to close Public Hearing is November 07, 2017. Owner/Applicant: Steve DiCiaccio.*

**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**

**Tuesday, October 03, 2017  
7:30 PM\* –Town Hall Annex**

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

**PENDING ITEMS**

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** September 19, 2017(Distributed at Special Meeting 09/26/17)  
**For distribution:** September 26, 2017, Special Meeting

**PUBLIC HEARINGS**

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



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

**Tuesday, October 03, 2017  
7:30 PM\* –Town Hall Annex**

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

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2017-054-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 to use the existing detached dwelling as office at **17 Wilton Road West** in the RAA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 03, 2017. 65 days to render a decision is December 07, 2017. Owner/Appl: Daniel Stacio.*
- 2. IF PUBLIC HEARING IS CLOSED: #2017-057-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to create an accessway to a residential lot as part of a first division at **160 High Ridge Avenue** in the R-7.5 Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing held on October 03, 2017. 65 days to render decision is December 07, 2017. Owner: Timothy Dent. Appl: Kenosia Development.*
- 3. IF PUBLIC HEARING IS CLOSED: #2017-061-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to modify and upgrade 2 (two), two bedroom apartments on the second floor and expand the commercial use on the ground floor at **719 Danbury Road** in the B-2 Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing held on October 03, 2017. 65 days to render a decision is December 07, 2017. Owner/Applicant: Steve DiCiaccio.*

**NEW ITEMS**

- 4. #2017-065-REF:** Referral for the conveyance of Ridgebury Cemetery to the Town of Ridgefield. *For discussion and action.*

## COMMISSION WALKS

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For Approval:** September 19, 2017(Distributed at Special Meeting 09/26/17)  
**For Distribution:** September 26, 2017, Special Meeting

## PUBLIC HEARINGS

### October 03, 2017

- **2017-054-SP:** Special Permit Application, **17 Wilton Road West.***Owner: Daniel Stasio*
- **#2017-057-SP:** Special Permit Application, **160 High Ridge Avenue,** Timothy Dent.
- **#2017-061-SP:** Special Permit Application, **719 Danbury Road,** Steve DiCiaccio

### October 17, 2017

- **(Continued)#2017-047-SP:** Special Permit Application for Bed & Breakfast, **47 Circle Drive.**  
Appl: Catherine Savoca.
- **#2017-59-S:** Subdivision Application,**28 West Branchville Road,** Branchville LLC.
- **#2017-060-REZ:** Rezoning Application. **Assessor Map ID E15, Lot 191 & Map E15, Lot 225 and 41 Governor St,** B&G Club and TOR

### November 21, 2017

- **#2017-064-A:** Regulation Amendment, Commission initiated.