

**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  
FINAL PUBLIC HEARING AGENDA**

**Tuesday October 17, 2017  
7:30 PM—Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

**Item I:** (CONTINUED) **#2017-047-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 called “Front Porch Farm” at **47 Circle Drive** in RAA Zone. *Statutorily received July 18, 2017. Site walked on September 10, 2017. Public Hearing held on September 19, 2017. Public Hearing continued to October 17, 2017. 35 days to close Public hearing is October 24, 2017. Owner/Applicant: Thomas A & Catherine Savoca*

**Item II:** **#2017-059-S:** Subdivision Application per Town of Ridgefield Zoning Regulations for a 3-lot subdivision of 3.75± acres of land at **28 West Branchville Road** in the RA zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. 35 days to close Public Hearing is November 21, 2017. Owner/Applicant: Branchville LLC.*

**Item III:** **#2017-060-REZ:** Zone Change Application per Section 9.2.C of the Town of Ridgefield Zoning Regulations to alter the zoning designation of **Governor Street, Assessor Map ID E15-0191& Map ID E15-0225** and **41 Governor Street** from RA zone to a CBD zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. 35 days to close public hearing is November 21, 2017. Applicant: Boys & Girls Club of Ridgefield, Inc. Authorized Agent: Bob Jewell, Esq.*

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FINAL AGENDA  
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**Tuesday, October 17, 2017  
7:30 PM\* –Town Hall Annex**

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**PENDING ITEMS**

**NEW ITEMS**

1. Meeting schedule for year 2018. For discussion. % *Chair*

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** September 26, 2017 & October 03, 2017(Mailed on October 11, 2017)  
**For distribution:**

**PUBLIC HEARINGS**

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FINAL AGENDA  
PLANNING AND ZONING COMMISSION**

**Tuesday, October 17, 2017  
7:30 PM\* –Town Hall Annex**

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66 Prospect St., Ridgefield, CT**

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

1. **IF PUBLIC HEARING IS CLOSED: #2017-047-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 called “ Front Porch Farm” at **47 Circle Drive** in RAA Zone. *Statutorily received July 18, 2017. Site walked on September 10, 2017. Public Hearing held on September 19, 2017. Public Hearing continued to October 17, 2017. 65 days to render a decision is December 21, 2017. Owner/Applicant: Thomas A & Catherine Savoca. For discussion and possible action.*
  
2. **IF PUBLIC HEARING IS CLOSED: #2017-059-S:** Subdivision Application per Town of Ridgefield Zoning Regulations for a 3-lot subdivision of 3.75± acres of land at **28 West Branchville Road** in the RA zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017. 65 days to render a decision is December 21, 2017. Owner/Applicant: Branchville LLC. For discussion and possible action.*
  
3. **IF PUBLIC HEARING IS CLOSED: #2017-060-REZ:** Zone Change Application per Section 9.2.C of the Town of Ridgefield Zoning Regulations to alter the zoning designation of **Governor Street, Assessor Map ID E15-0191& Map ID E15-0225 and 41 Governor Street** from RA zone to a CBD zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017. 65 days to render a decision is December 21, 2017. Applicant: Boys & Girls Club of Ridgefield, Inc. Authorized Agent: Bob Jewell, Esq. For discussion and possible action.*

**NEW ITEMS**

4. **#2017-066-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for building signage (Ridgefield Unisex Salon) at **446 Main Street** in CBD Zone. *Owner: Willett Properties, LP. Applicant: Ridgefield Unisex Salon; Roshel Pirov. For receipt and action*

5. **#2017-067-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for exterior renovations to the existing site work at **400 Main Street** in CBD Zone. *Owner: Town of Ridgefield. Applicant: Charlie Fisher. For receipt and action.*
  
6. **#2017-069-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2.E.11 to exceed the permitted number of wall signs from one (1) to three (3), and one (1) oversized entrance identification sign for a rear entrance from a parking area at **75 Danbury Road** in the B-1 Zone. *Owner: Chris Couri. Applicant: Stamford Signs Tai Toon. Authorized Agent: Ashlea Andrews. For receipt and action.*
  
7. Meeting schedule for year 2018. For discussion. % Chair

**COMMISSION WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For Approval:** September 26, 2017 & October 03, 2017(Mailed on October 11, 2017)  
**For Distribution:**

**PUBLIC HEARINGS**

**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 E15-0191 & Map E15-0225 and 41 Governor St,** B&G Club and TOR

**November 21, 2017**

- **#2017-064-A:** Regulation Amendment, Mixed Income Overlay Zone, Commission initiated.