

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
EXECUTIVE SESSION**

**Wednesday, November 08, 2017
7:00 PM – Town Hall Annex**

**Lower Level Meeting Room
66 Prospect Street, Ridgefield, CT**

**Executive Session: Re: Litigation
Bloch, Samuel, ET AL vs Town of Ridgefield, Planning and Zoning Commission, ET AL**

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

**Wednesday, November 08, 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 and October 17, 2017. 35 days to close a Public Hearing is October 24, 2017. 16 days extension granted for Public Hearing until November 09, 2017. Public Hearing continued to November 08, 2017. Owner/Applicant: Thomas A & Catherine Savoca*

Item II: **#2017-059-S:** Subdivision Application per the Town of Ridgefield Subdivision Regulations for a 3-lot subdivision of 3.75± acres of land and a waiver request for minimum lot area per Section 4-20 of the Subdivision Regulations, at **28 West Branchville Road** in the RA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing scheduled for October 17, 2017 and rescheduled for November 08, 2017. 35 days to close Public Hearing is December 13, 2017. Owner/Applicant: Branchville, LLC*

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**TOWN OF RIDGEFIELD
FINAL AGENDA
INLAND WETLANDS BOARD**

**Wednesday, November 08, 2017
7:30 PM* –Town Hall Annex**

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

PENDING ITEMS

NEW ITEMS

- 1. #2017-071-REV(SP)(PR):** Revision to Plenary Ruling application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for increasing the floor area and lot coverage of previously approved dwelling units, and associated site work, within the upland review area of wetlands at **500 Main Street** in the MSDD Zone. *Owner/Applicant: Elms Development Company LLC. Authorized Agent: Robert R. Jewell, Esq.. For receipt.*

- 2. #2017-075-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to replace drainage pipe with 36” plastic pipe under the driveway at **278 Ridgebury Road** in RAAA Zone. *Owner: Stewart E. Marshall. Authorized Agent: Elmir Pasic. For receipt.*

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: October 17, 2017(Mailed on October 27, 2017)
For distribution:

PUBLIC HEARINGS

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

**Wednesday, November 08, 2017
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Board agenda

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

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 and October 17, 2017. 16 days extension granted for Public Hearing until November 09, 2017. Public Hearing continued to November 08, 2017. 65 days to render a decision is January 12, 2017. Owner/Applicant: Thomas A & Catherine Savoca. For discussion and possible action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2017-059-S:** Subdivision Application per the Town of Ridgefield Subdivision Regulations for a 3-lot subdivision of 3.75± acres of land and a waiver request for minimum lot area per Section 4-20 of the Subdivision Regulations, at **28 West Branchville Road** in the RA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing scheduled for October 17, 2017 and rescheduled for November 08, 2017. 65 days to render a decision is January 12, 2018. Owner/Applicant: Branchville, LLC. For discussion and possible action.*

NEW ITEMS

- 3. #2017-071-REV(SP)(PR):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the modification of previously approved plans of six (6) units, to include exterior architectural changes and an increase to lot coverage and floor area, at **500 Main Street** in the MSDD Zone. *Owner/Applicant: Elms Development Company LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*
- 4. #2017-072-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 to replace an existing freestanding sign with a free standing sign almost 18’ off the ground at **665 Danbury Road** in the B-2 Zone. *Owner/Applicant: JFM Realty, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

5. Discussion of Mixed Use Overlay Zone Amendment. % PD
6. **#2017-074-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to modify the architectural plans to the approved building, including changes to parking area and adding self-storage at **35 Old Quarry Road** in the B-2 Zone. *Owner/Applicant: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*
7. **#2017-076-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2.E.11 for a building sign of approx.37.79 Sq.ft on the southern and eastern façade of the brewery building at **137 Ethan Allen Highway** in the B-2 Zone. *Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: October 17, 2017(Mailed on October 27, 2017)
For Distribution:

PUBLIC HEARINGS

November 08, 2017

- **(Continued)#2017-047-SP:** Special Permit Application for Bed & Breakfast, **47 Circle Drive**, Catherine Savoca.
- **#2017-59-S:** Subdivision Application, **28 West Branchville Road**, Branchville LLC.

November 21, 2017

- **(Continued)#2017-060-REZ:** Rezoning Application. Assessor Map ID **E15-0191 & Map E15-0225 and 41 Governor St**, B&G Club
- **#2017-064-A:** Regulation Amendment, Mixed Use Overlay Zone, Commission initiated.