

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, November 21, 2017
7:30 PM—Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: #2017-064-A: Regulation Amendment, New section 5.7-Mixed Use Overlay Zone within the Town of Ridgefield Zoning Regulations. Commission initiated.

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



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

**Tuesday, November 21, 2017
7:30 PM* –Town Hall Annex**

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

PENDING ITEMS

1. **#2017-075-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to replace a damaged drainage pipe with a new 36” plastic pipe under the driveway at **278 Ridgebury Road** in RAAA Zone. *Statutorily received on November 08, 2017.65 days to render a decision is January 12, 2018.* Owner: *Stewart E. Marshall.* Authorized Agent: *Elmir Pasalic.* *For discussion and action.*

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: November 08(Mailed on November 15, 2017)

For distribution:

PUBLIC HEARINGS

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



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

**Tuesday, November 21, 2017
7:30 PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. #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, October 17, 2017 and November 08, 2017. 35 days to close Public Hearing was October 24, 2017. 16 day Public Hearing extension granted on October 17, 2017 until November 09, 2017 and 6 day Public Hearing extension granted on November 08, 2017 until November 15, 2017. Public Hearing closed on November 14, 2017. 65 days to render a decision is January 18, 2017. Owner/Applicant: Thomas A & Catherine Savoca. For distribution of Draft Resolution discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2017-064-A:** Regulation Amendment, New section 5.7-Mixed Use Overlay Zone within the Town of Ridgefield Zoning Regulations. *65 days to render a decision is January 24, 2018. Commission initiated. For discussion and action.*
- 3. #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. *Statutorily received November 08, 2017. 65 days to render a decision is January 12, 2018. Owner/Applicant: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*
- 4. #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 approximately 37.79 sq.ft on the southern and eastern façade of the brewery building at **137 Ethan Allen Highway** in the RAA/B-2 Zone. *Statutorily received November 08, 2017. 65 days to render a decision is January 8, 2018. Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

NEW ITEMS

1. **#2017-078-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for building signage “Kafo” at **417 Main Street** in CBD Zone. *Owner:GAJ LLC. Applicant: Sarit Wiener. For receipt.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: November 08(Mailed on November 15, 2017)
For distribution:

PUBLIC HEARINGS

November 21, 2017

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

December 05, 2017

- **(Continued)#2017-059-S:** Subdivision Application, 28 West Branchville Road. Branchville LLC

To be rescheduled:

- **(Continued)#2017-060-REZ:** Rezoning Application. Assessor Map ID E15-0191 & Map E15-0225 and 41 Governor St, B&G Club