

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 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 an 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 DiCiacco.*

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**Tuesday, October 03, 2017
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PENDING ITEMS

NEW ITEMS

1. Discussion on Board procedures. % *Chair*

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

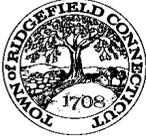
CORRESPONDENCE

MINUTES

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

PUBLIC HEARINGS

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**Tuesday, October 03, 2017
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*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. For discussion and possible action.*
- 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. For discussion and possible action.*
- 3. IF PUBLIC HEARING IS CLOSED: #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. 65 days to render a decision is December 07, 2017. Owner/Applicant: Steve DiCiacco. For discussion and possible action.*

NEW ITEMS

- 4. #2017-065-REF:** 8-24 Referral for the conveyance of Ridgebury Cemetery to the Town of Ridgefield. For discussion and action.
- 5.** Discussion on Commission procedures. % Chair
- 6.** Discussion on Accessory Dwelling Unit criteria on Town of Ridgefield. % Director
- 7.** Online Permit Process for Land Use Department applications. % Chair

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.