

**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  
AGENDA**

**Policy: "Planning & Zoning Commission meetings will be conducted under Roberts Rules of Order and all participants are expected to conduct themselves with dignity and treat all those present with respect, empathy and civility."**

**March 08, 2022  
7:00 PM –Town Hall Annex**

**First Floor Conference Room  
66 Prospect Street, Ridgefield, CT**

Please note that this will be a hybrid model meeting, which means you can choose to attend via Zoom, or in the Conference Room.

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_DlaYylX5SMYmgyHA25FG9Q](https://us02web.zoom.us/webinar/register/WN_DlaYylX5SMYmgyHA25FG9Q)

**I. Call to order:**

**II: Public Hearing:**

**1. (Contd.) SP-21-22:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a 3 car garage in the front yard for a property located at **209 Old Stagecoach Road**. *Owner/Applicant: Erin Caviola. Statutorily received 12/14/2021. 35 days to close a public hearing is March 01, 2022. Extension granted until March 09, 2022*

<https://ridgefieldct.viewpointcloud.com/records/85227>

**2. SP-22-2:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a carport in the front yard for a property located at **36 Sawmill Hill Road**. *Owner/Applicant: Jeremy Kawaller*

<https://ridgefieldct.viewpointcloud.com/records/85742>

**III: Discussions:**

**1. SP-21-22:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a 3 car garage in the front yard for a property located at **209 Old Stagecoach Road**. *Owner/Applicant: Erin Caviola. If Public Hearing is closed.*

<https://ridgefieldct.viewpointcloud.com/records/85227>

**2. SP-22-2:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a carport in the front yard for a property located at **36 Sawmill Hill Road**. *Owner/Applicant: Jeremy Kawaller. If Public Hearing is closed.*

<https://ridgefieldct.viewpointcloud.com/records/85742>

**3. VDC-22-1:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall sign Botanika café located at **424 Main Street**. *Owner: Urstadt Biddle Properties Inc. Applicant: Kristina Arias.*

<https://ridgefieldct.viewpointcloud.com/records/85322>

**IV: New Business:**

1. WESTCOG-Regional Affordable Housing Plan. % Chair
2. Letter from First Selectman, Mr. Marconi: Re- 901 Ethan Allen Highway.

**V: Release of Bond:**

1. **62 Prospect Ridge Road, #2018-062-AH-PR.** Request for release of bond for \$14,400.00 posted for Erosion and sediment control.

**VI: Approval of Minutes:**

- **Regular Meeting-** February 08, 2022
- **Sitewalk Meeting-** March 06, 2022