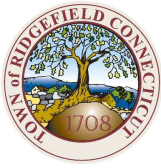


NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



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

**Tuesday, April 23, 2019
7:30 PM –Town Hall Annex**

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

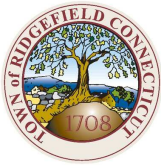
INLAND WETLANDS BOARD

Item I: #2019-012-SP-FP-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to conduct regulated activities to remedy an outstanding violation in wetlands and the upland review area of wetlands at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively. *Owner/Applicant: Kelly Molony, Executrix of the Estate of Michael Venus. Authorized Agent: Peter S. Olson. Statutorily received on February 19, 2019. Site walked on March 17, 2019. 35 days to close a public hearing is May 28, 2019*

PLANNING AND ZONING COMMISSION

Item I: #2019-012-SP-FP-SR: Special Permit Application per Section 9.2 and Site Plan Application for Floodplain Development per Section 11.5 of the Town of Ridgefield Zoning Regulations to restore an area of property which was disturbed without permits at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively; and Special Permit Application per Section 9.2 and 5.3.D.6 of the Zoning Regulations for a contractors' yard at **865 Ethan Allen Highway**. *Owner/Applicant: Kelly Molony, Executrix of the estate of Michael Venus. Authorized Agent: Peter S. Olson, Land Use & Conservation Counsel. Statutorily received on February 19, 2019. Site walked on March 17, 2019. 35 days to close a public hearing is May 28, 2019.*

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**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
AGENDA**

**Tuesday, April 23, 2019
7:30 PM* –Town Hall Annex**

*following Public Hearing agenda

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-012-SP-FP-SR:** Summary Ruling
Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to conduct regulated activities to remedy an outstanding violation in wetlands and the upland review area of wetlands at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively. *Owner/Applicant: Kelly Molony, Executrix of the Estate of Michael Venus. Authorized Agent: Peter S. Olson. Statutorily received on February 19, 2019. Site walked on March 17, 2019. 35 days to render a decision is May 28, 2019. For possible discussion and action.*

NEW ITEMS

BOARD WALKS

May 05, 2019

- **#2019-029-SP-SR**, 22 South Street, TOR,WPCA

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: **March 26 and April 16, 2019**
For distribution: April 09, 2019

PUBLIC HEARINGS

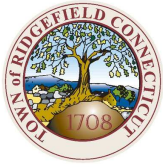
April 23, 2019

- **#2019-012-SP-FP-SR**, Summary Ruling, 865 Ethan Allen, Kelly Molony, Executrix of the estate of Michael Venus.

May 14, 2019

- **#2019-029-SP-SR**, Summary Ruling, 22 South Street, Town of Ridgefield, WPCA

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**

**Tuesday, April 23, 2019
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Agenda

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-012-SP-FP-SR:** Special Permit Application per Section 9.2 and Site Plan Application for Floodplain Development per Section 11.5 of the Town of Ridgefield Zoning Regulations to restore an area of property which was disturbed without permits at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively; and Special Permit Application per Section 9.2 and 5.3.D.6 of the Zoning Regulations for a contractors' yard at **865 Ethan Allen Highway**. *Owner/Applicant: Kelly Molony, Executrix of the estate of Michael Venus. Authorized Agent: Peter S. Olson, Land Use & Conservation Counsel. Statutorily received on February 19, 2019. Site walked on March 17, 2019. 65 days to render a decision is June 27, 2019. For discussion and possible action.*

NEW ITEMS

- 1. #2019-030-REV(SP):** Revision to the Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a roof over an existing outdoor patio of ± 950 Sq Ft. for a property located at 48 Powdermaker Drive in the RAAA zone. *Owner: Pleasant View Recreation and Homeowners Association. Applicant/ Authorized Agent: Daniel Musolino. For receipt, possible discussion and action.*
- 2. CBD Zone parking discussion.**% Parking Authority.
- 3. (Contd.) #2019-016-MISC:** Modification to the stipulation to allow the subdivision into 2 lots for a property at 104 West Mountain Road in the RAAA zone. *Owner: Mr. & Mrs. Kriedberg*

COMMISSION WALKS

May 05, 2019

- **#2019-029-SP-SR,** 22 South Street, TOR,WPCA

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: March 26 and April 02 & 16, 2019

For distribution: April 09, 2019

PUBLIC HEARINGS

April 23, 2019

- **#2019-012-SP-FP-SR**, Special Permit application, 865 Ethan Allen Hwy, Kelly Moloney, Executrix of the Estate of Michael Venus

May 14, 2019

- **#2019-029-SP-SR**, Special Permit application, 22 South Street, Town of Ridgefield, WPCA