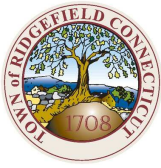


NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AGENDA (REVISED)**

**Tuesday, February 26, 2019
7:30 PM –Town Hall Annex**

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

Item I: #2019-001-S-SP: Subdivision Application for a 2-lot subdivision of ± 0.452 acres of land and Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an accessway serving 4 lots (3 existing lots and 1 new lot) located at **167 and 173 High Ridge Avenue** in the R 7.5 Zone. *Applicant: RJR Builders, LLC. Owner: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. Statutorily received on January 08, 2019. Site walked on February 03, 2019. 35 days to close the public hearing is April 02, 2019.*

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



**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
AGENDA (REVISED)**

**Tuesday, February 26, 2019
7:30 PM* –Town Hall Annex**

*following Public Hearing agenda

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

PENDING ITEMS

NEW ITEMS

- 1. #2019-014-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for partial restoration of pond including dredging and disposal of pond material for a property located at **60 Cedar Lane** in the RAA zone. *Owner/Applicant: Eileen & Ed Tweedy. Authorized Agent: Nazzaro Inc./Gene Nazzaro. For receipt.*

BOARD WALKS

March 17, 2019

#2019-012-SP-FP-SR, 865 Ethan Allen Hwy, Kelly Maloney, Executrix of the Estate of the Michael Venus.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval:

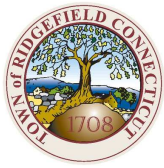
For distribution: February 19, 2019

PUBLIC HEARINGS

March 26, 2019

#2019-012-SP-FP-SR, Summary Ruling Application, 865 Ethan Allen Hwy, Kelly Maloney, Executrix of the Estate of Michael Venus.

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 (REVISED)**

**Tuesday, February 26, 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: #2019-001-S-SP:** Subdivision Application for a 2-lot subdivision of ± 0.452 acres of land and Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an accessway serving 4 lots (3 existing lots and 1 new lot) located at **167 and 173 High Ridge Avenue** in the R 7.5 Zone. *Applicant: RJR Builders, LLC. Owner: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. Statutorily received on January 08, 2019. Site walked on February 03, 2019. 65 days to render a decision is May 02, 2019. For discussion and possible action.*
- 2. #2019-006-REV(SP)VDC:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Village District Application per Section 5.1.D.6. to place two(2) signs one on awning and second, blade sign facing Main street for Tablao Wine Bar & Restaurant located at **426 Main Street** in the CBD zone. *Statutorily received on February 19, 2019. Owner: Urstadt Biddle Properties, Inc. Applicant/Authorized Agent: Ray McClelland for A to Z Signs, Inc. For discussion and possible action.*
- 3. #2019-007-VDC:** Village District Application per Section 5.1.D.6. of the Town of Ridgefield Zoning Regulations for a building/ wall sign for a retail business "Hers Modern Boutique" located at **448 Main Street** in the CBD Zone. *Statutorily received on February 19, 2019. Owner: Urstadt Biddle Properties, Inc. Applicant/Authorized Agent: Ray McClelland for A to Z Signs, Inc. For discussion and possible action.*
- 4. #2019-008-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for exterior renovations for replacing two large windows with collapsible doors and a new picture window on the side elevation for a property located at **90 Danbury Road** in the B-2 Zone. *Statutorily received on February 19, 2019. Owner: Commerce Park JV LLC. Applicant: Posa, Carolyn Coleman. For discussion and possible action.*
- 5. #2019-010-VDC:** Village District Application per Section 5.1.D.6. of the Town of Ridgefield Zoning Regulations for exterior renovations to install four windows on east side and two windows on the west side of the building for a property located at **16 Bailey**

Avenue in the CBD zone. *Statutorily received on February 19, 2019. Owner/Applicant: Vanacker Partners LLC. For discussion and possible action.*

6. **#2018-083-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for a Major Home Occupation per Section 3.3.D.1 to store two trailers and an insert salt/sand spreader used for a landscaping business located at **44 Highview Drive** in the RAA Zone. *Statutorily received on December 18, 2018. Site walked on February 03, 2019. Public hearing closed on February 19, 2019. 65 days to render a decision is April 18, 2019. Owner/ Applicant: Patrick Biehl. For approval of Draft Resolution.*

NEW ITEMS

1. **#2019-015-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for exterior renovations to replace existing fabric awning and plastic sides on the patio with permanent structure for a property located at **59 Ethan Allen Highway** in the B-1 zone. *Owner: Club Ched LLC. Applicant/ Authorized Agent: Joseph Chelednik. For receipt.*

COMMISSION WALKS

March 17, 2019

#2019-012-SP-FP-SR, 865 Ethan Allen Hwy, Kelly Maloney, Executrix of the Estate of the Michael Venus.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval:

For distribution: February 19, 2019

PUBLIC HEARINGS

February 26, 2019

- **#2019-001-S-SP,** Subdivision, Special Permit application, 167 & 173 High Ridge Ave, St. Mary's Corp.

March 12, 2019

- **#2019-013-A,** Amendment regulation, Commission Initiated.

March 26, 2019

- **#2019-012-SP-FP-SR**, Special Permit application, 865 Ethan Allen Highway, Kelley Maloney, Executrix of the Estate of the Michael Venus.