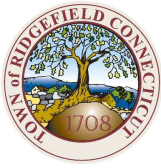


**NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766**



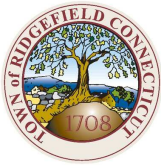
**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AGENDA (REVISED)**

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

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

- Item I: Continued #2019-001-S-SP:** Subdivision Application for a 2-lot subdivision of  $\pm$  0.452 acres of land; an Application for a Waiver under Section 11-1 of the Subdivision Regulations (to waive Section 4-12 of the Regulations), to permit four (4) lots (3 existing lots and 1 new lot) to be served by an accessway; and a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an accessway to serve four (4) lots, all located at **167-173 High Ridge Avenue** in the R7.5 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. Public hearing held on February 26, 2019. Public hearing continued to March 26, 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, March 26, 2019  
7:30 PM\* –Town Hall Annex**

\*following Public Hearing agenda

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

**PENDING ITEMS**

- 1. #2019-012-SP-FP-SR:** Summary Ruling Application under 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. 65 days to render a decision is April 25, 2019. For possible discussion.*
- 2. #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 discussion and possible action. Statutorily received on February 26, 2019. Site walked on March 17, 2019. 65 days to render a decision is May 30, 2019. For possible discussion and Action.*

**NEW ITEMS**

- 1. #2019-022-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for pond dredging for a property located at **193 South Salem Road** in the RAA zone. *Owner/Applicant: Dave & Celeste Ulmer. Authorized Agent: John Keegan , Sacred Waters. For receipt and scheduling a site walk.*

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

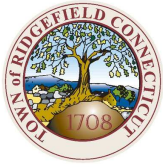
**CORRESPONDENCE**

## **MINUTES**

**For approval:** March 12, 2019 (mailed on March 19, 2019)  
**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  
PLANNING AND ZONING COMMISSION  
AGENDA (REVISED)**

**Tuesday, March 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  $\pm 0.452$  acres of land; an Application for a Waiver under Section 11-1 of the Subdivision Regulations (to waive Section 4-12 of the Regulations), to permit four (4) lots (3 existing lots and 1 new lot) to be served by an accessway; and a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an accessway to serve four (4) lots, all located at **167-173 High Ridge Avenue** in the R7.5 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. Public hearing held on February 26, 2019. 65 days to render a decision is May 30, 2019. For possible discussion and action.*
- 2. (Contd.)#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. *Statutorily received on February 26, 2019. Owner: Club Ched LLC. Applicant/ Authorized Agent: Joseph Chelednik. For discussion and possible action.*
- 3. #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*

**NEW ITEMS**

- 1. #2019-021-PRE:** Pre-submission concept to discuss the Amendment to text Regulations RE: Accessways. *Authorized Agent: Robert R. Jewell, Esq.*
- 2. #2019-023-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for exterior renovations to add three windows and change the front entry door and to put a building sign "Organika Kitchen" for a property located at **424 Main Street** in the CBD Zone. *Applicant: Organika 424 LLC. Owner: Urstadt Biddle Properties Inc. For receipt, discussion and possible action.*

3. **#2019-024-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for building sign “Ridgefield Running Company” for a property located at **423 Main Street** in the CBD Zone. *Applicant: Ridgefield Running Company. Owner: Carleen Baer. For receipt, discussion and possible action.*

4. Renewable energy discussion. % Chair

5. Commissioner Resignation.% Chair

## COMMISSION WALKS

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For approval:** March 12, 2019 (Mailed on March 19, 2019)

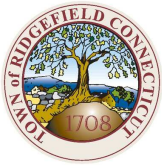
**For distribution:** March 19, 2019

## PUBLIC HEARINGS

**March 26, 2019**

- **#2019-001-S-SP(Contd.)**, Subdivision and Special Permit application, 167 & 173 High Ridge Ave, St. Mary’s Corporation.

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



**TOWN OF RIDGEFIELD  
AQUIFER PROTECTION AGENCY  
AGENDA (REVISED)**

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

\*following Planning and Zoning Commission Agenda

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

**PENDING ITEMS**

**NEW ITEMS**

1. Discussion. % Chair

**CORRESPONDENCE**

**MINUTES**

**For Approval:**

**For distribution:**