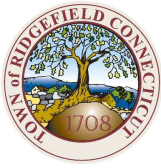


NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



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

**Tuesday, April 09, 2019
7:30 PM –Town Hall Annex**

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

PENDING 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. *Statutorily received on March 26, 2019. Site walked on April 07, 2019. Owner/Applicant: Dave & Celeste Ulmer. Authorized Agent: John Keegan , Sacred Waters. For discussion and possible action.*

NEW ITEMS

- 1. #2019-029-SP-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to upgrade the existing Wastewater Treatment Facility (WWTF) Upgrade project in the wetlands and upland review area for a property located at **22 South Street Assessor's ID E14-0158** in the B-2 Zone. *Owner/Applicant: Town of Ridgefield: Water Pollution Control Authority. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For receipt and scheduling a site walk.*

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: March 19, 2019
For distribution: March 26, 2019

PUBLIC HEARINGS

April 23, 2019

- **#2019-012-SP-FP-SR**, Summary Ruling application, 865 Ethan Allen Highway, Kelly Molony, Executrix of the Estate of the 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, April 09, 2019
7:30 PM* –Town Hall Annex**

*following Inland Wetlands Agenda

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

PENDING ITEMS

- 1. (Contd.) #2019-001-S-SP:** Subdivision Application for a 2-lot subdivision of ± 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. #2019-023-VDC:** Village District Application per Section 8.3 and 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. *Statutorily received on March 26, 2019. Applicant: Organika 424 LLC. Owner: Urstadt Biddle Properties Inc. For discussion and possible action.*

NEW ITEMS

- 1. Site Plan regulation discussion.**% Staff
- 2. #2019-027-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building sign "Tequila Escape" for a property located at **439 Main Street** in the CBD Zone. *Applicant: Paul P. Nicovic. Owner: Carleen Baer. For receipt, discussion and possible action.*
- 3. #2019-028-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations to erect a six foot tall and ± 18 ft. wide fences around AC Units, extend a concrete pad, construct new three and half feet wide cobblestone walkway and four ft. by 20 ft. planting bed for a property located at **426 Main Street** in the CBD Zone. *Applicant: Sean O'Kane. Owner: Urstadt Biddle Properties Inc. For receipt, discussion and possible action.*

4. #2019-029-SP-SR: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per section 5.3.D.2 and Section 5.3.D.3 to upgrade the existing Wastewater Treatment Facility (WWTF) for a property located at **22 South Street, Assessor's ID E14-0158** in the B-2 Zone. *Owner/Applicant: Town of Ridgefield: Water Pollution Control Authority. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For receipt and scheduling a site walk and Public hearing.*

5. Proposed detailed Census boundaries for Ridgefield "Places".% Assistant Planner

6. Land Use Academy Training. % Office Administrator

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: March 19, 2019

For distribution: March 26, and April 02, 2019

PUBLIC HEARINGS

April 23, 2019

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