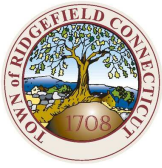


NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



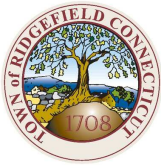
**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
PUBLIC HEARING AGENDA (REVISED)**

**Tuesday, February 19, 2019
7:30 PM –Town Hall Annex**

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

Item I: #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. 35 days to close public hearing is March 19, 2019. Owner/ Applicant: Patrick Biehl.*

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



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

**Tuesday, February 19, 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. Legal Notice fees, discussion possible vote. % Director
2. **#2019-004-REV(SP)(VDC)(SR):** Revision to Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the construction of a wheelchair accessible entrance ramp and to enclose a small porch area within the upland review area at **23 and 23 ¹/₂ Catoonah Street** in the CBD Zone. *Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*
3. **#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 upland review area of wetlands for a property located at 865 Ethan Allen Highway in the B-2 Zone. *Owner/Applicant: Kelly Molony, Executrix of the Estate of Michael Venus. Authorized Agent: Peter S. Olson, Land Use & Conservation Counsel. For receipt.*

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

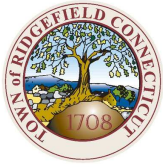
CORRESPONDENCE

MINUTES

For approval: January 22, 2019 (Mailed on February 01, 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
SPECIAL MEETING AGENDA (REVISED)**

**Tuesday, February 19, 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: #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. 65 days to render a decision is April 18, 2019. Owner/ Applicant: Patrick Biehl. For discussion and action.*

NEW ITEMS

1. Discussion on Renewable energy. % Chair and Director.
2. Discussion on proposed amendment for residential structures. % Director.
3. Legal Notice fees, discussion possible vote. % Director
4. Stormwater Agreement and Plan. % Director
- 5. #2019-004-REV(SP)(VDC)(SR):** 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. for construction of a wheelchair accessible entrance ramp from the parking lot and to enclose a small portion of porch to enlarge a bathroom in the office to meet the ADA requirements for a property located at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. *Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For Receipt.*
- 6. #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. *Owner: Urstadt Biddle Properties, Inc. Applicant/Authorized Agent: Ray McClelland for A to Z Signs, Inc. For receipt.*

7. **#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. *Owner: Urstadt Biddle Properties, Inc. Applicant/Authorized Agent: Ray McClelland for A to Z Signs, Inc. For receipt.*
8. **#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. *Owner: Commerce Park JV LLC. Applicant: Posa, Carolyn Coleman. For receipt.*
9. **#2019-009-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to revise the stormwater management plan for a property located at **509 Main Street** in the MSDD zone. *Owner/Applicant: 509 Main St., LLC. Authorized Agent: Michael Eppoliti. For receipt and approve the peer review consultation.*
10. **#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. *Owner/Applicant: Vanacker Partners LLC. For receipt.*
11. **#2019-012-SP-FP-SR:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Site Plan Application for Floodplain Development under Section 11.5 to restore an area of property which was disturbed without permits and approval of a contractor yard for property located at 865 Ethan Allen Highway in the B-2 Zone. *Owner/Applicant: Kelly Molony, Executrix of the estate of Michael Venus. Authorized Agent: Peter S. Olson, Land Use & Conservation Counsel. For receipt.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: January 22, 2019 (Mailed on February 01, 2019)
For distribution:

PUBLIC HEARINGS

February 19, 2019

- **#2018-083-SP**, Special Permit application, 44 Highview Drive, Patrick Biehl.

February 26, 2019

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