

**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, December 10, 2019  
7:30 PM –Town Hall Annex**

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

**Item I: #2019-075-RESUB:** An application for 4-lot Re-Subdivision of land under Section 7.5 of the Ridgefield Subdivision regulations for a property consisting of  $\pm$  11.305 acres located at **805 North Salem** Road in the RAA zone. *Statutorily received on November 12, 2019. Site walk scheduled on December 08, 2019. 35 days to close a public hearing is January 14, 2020. Owner: Dikran Janus Kadagian and Deborah Kadagian. Applicant: Ashlar Historic-Renovation LLC. Authorized Agent: Robert R. Jewell. Esq*

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

**Tuesday, December 10, 2019  
7:30 PM\* –Town Hall Annex  
\*following Public Hearing**

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

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2019-075-RESUB:** An application for 4-lot Re-Subdivision of land under Section 7.5 of the Ridgefield Subdivision regulations for a property consisting of ± 11.305 acres located at **805 North Salem Road** in the RAA zone. *Statutorily received on November 12, 2019. Site walk scheduled on December 08, 2019. 65 days to render a decision is February 13, 2020. Owner: Dikran Janus Kadagian and Deborah Kadagian. Applicant: Ashlar Historic-Renovation LLC. Authorized Agent: Robert R. Jewell. Esq*

**NEW ITEMS**

- 1. #2019-077-SP-VDC:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Village District Application per Section 8.3 and Sec.5.1.D.1 to expand the floor area, security features, handicap accessibility for a property located at **3 Governor Street** in the CBD zone. *Statutorily received on November 26, 2019. Owner/Applicant: Fairfield County Bank. Authorized Agent: Donnelly, McNamara & Gustafson, P.C. To schedule a site walk and Public hearing.*
- 2. #2019-078-VDC:** Village District Application per Section 8.3 and Sec.5.1.B. and Sec 7.2.G.2 of the Town of Ridgefield Zoning Regulations to illuminate the existing sign with two light fixtures on the building, for a property located at **412 Main Street** in the CBD district. *Statutorily received on November 26, 2019. Owner:Urstadt Biddle Properties. Applicant: Robert J. Creamer, PC. For discussion and action.*
- 3. #2019-079-REV(SP)-VDC:** Revision to Special Permit Application per Section 9.2 and Sec 7.2.E.3.of the Town of Ridgefield Zoning Regulations and Village District Application per Section 8.3 and Sec 5.1.B for two signs “M&T bank” each of 22.82 Sq.Ft for a property located at **2 Prospect Street** in CBD zone. *Owner: Charles Knoche. Applicant: Pro Signs. Authorized Agent: Stephanie Tuccio. For receipt, discussion and action.*

**COMMISSION WALKS**

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For approval:** November 26, 2019

**For distribution:**

## PUBLIC HEARINGS

### December 10, 2019

- **#2019-075-RESUB:** Re -subdivision Application, 805 North Salem Road, Dikran James Kadagian

### December 17, 2019

- **(Contd.)#2019-072-SP:** Special Permit Application, 114 Main Street, Douglas & Laurice Haynes

### January 14, 2020

- **#2019-076-AH:** Affordable Housing Application, Turner Road & Barnum Place, *Black Oaks, LLC.*

### To be scheduled

- **#2019-077-SP-VDC:** Special Permit Application, 3 Governor Street, Fairfield County Bank.
- **(Contd.)#2019-066-REV(SP):** Revision to Special Permit, Governor Street Municipal Lot, TOR