

**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**

**Tuesday, January 28, 2020  
7:00 PM –Town Hall Annex**

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

**Item I: #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. 35 days to close a public hearing is March 03, 2020.*

*Owner/Applicant: Fairfield County Bank. Authorized Agent: Donnelly, McNamara & Gustafson, P.C.*

**Item II: (Contd.) #2019-072-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per 3.2.C.12 to use the premises as Bed and Breakfast for a property located at **114 Main Street** in RA Zone. *Statutorily received on October 29, 2019. Site walked on November 10, 2019. Public hearing opened on November 26, 2019. 35 days to close a public hearing is December 31, 2019. Extension granted for 29 days until January 29, 2020. Owner: Douglas & Laurice Haynes. Applicant: Baciklee Jane, LLC. Authorized Agent: Robert R. Jewell, Esq*

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**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION  
AGENDA**

**Tuesday, January 28, 2020  
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: #2019-077-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. 65 days to render a decision is April 2 2020. Owner/Applicant: Fairfield County Bank. Authorized Agent: Donnelly, McNamara & Gustafson, P.C. For possible discussion and action.*
- 2. IF PUBLIC HEARING IS CLOSED: #2019-072-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per 3.2.C.12 to use the premises as Bed and Breakfast for a property located at **114 Main Street** in RA Zone. *Statutorily received on October 29, 2019. Site walked on November 10, 2019. Public hearing opened on November 26, 2019. Public hearing continued on January 28, 2020. 65 days to render a decision is April 2 2020. Owner: Douglas & Laurice Haynes. Applicant: Baciklee Jane, LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

**NEW ITEMS**

- 1. #2020-001-VDC:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for a building sign and awning “JMcLaughin” including exterior renovations to the windows for a property located at **391 Main Street** in the CBD Zone. *Statutorily received on January 14, 2020. Owner: Adessi Square LLC. Applicant: Elizabeth DiSalvo % Trillium Architects. For possible discussion and action.*
- 2. Stormwater Management Regulations, discussion, schedule a Public Hearing. % Commissioners Fossi & Katz**
- 3. WiFi Project. % ECDC**
- 4. Demolition Ordinance and IT streaming/application posting, letters of support. % Staff**

5. Land Use Training recap. % Chair

6. Sunset Lane Bond. % Staff

## COMMISSION WALKS

**January 26, 2020**

- **#2019-077-SP-VDC**, 3 Governor Street, Ridgefield County Bank.
- **#2019-080-SP**, 115 Danbury Road, Ridgefield Fuel Associates.

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For approval:** January 07, 2020

**For distribution:** January 14, 2020

## PUBLIC HEARINGS

**January 28, 2020**

- **#2019-077-SP-VDC**: Special Permit Application, 3 Governor Street, Fairfield County Bank.
- **(Contd.) #2019-072-SP**: Special Permit Application, 114 Main Street, Douglas & Laurice Haynes.

**February 11, 2020**

- **(Contd.) #2019-076-AH**: Affordable Housing, Turner Rd. Black Oaks LLC
- **(Contd.) #2019-066-REV(SP)**: Revision to Special permit, Governor Street, TOR
- **#2019-080-SP**: Special Permit Application, 115 Danbury Road, Ridgefield Fuel Associates.

**February 25, 2020**

- **#2019-075-RESUB**: Resubdivision Application, 805 North Salem Rd. Dikran Janus Kadagian and Deborah Kadagian