



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION**

AGENDA (REVISED)

Tuesday, April 13, 2021, 7:00P.M.

In accordance with the Governor's Executive Order 7B and 9A, the in-person open meeting requirements for a public agency have been suspended. As a result, the Planning and Zoning Commission will conduct a public meeting remotely using video technology in real time.

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

When: Apr 13, 2021 07:00 PM Eastern Time (US and Canada)
Topic: PZC Webinar

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_uLCCSpCNSTi9uEoHbh0qSQ

After registering, you will receive a confirmation email containing information about joining the webinar.

The email is sent from an account used for sending messages only. Do not reply to that email. Please contact departments instead.

I. Call to Order

II. Public Hearing:

- 1. #SP-21-6:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.5 to construct an accessway for a property located at **8 New Street** in R-10 zone. *Owner: New Ridge LLC. Applicant: CV Building Concepts Inc.*

Plans, details, and all documents on file for the above item may be viewed at the following link:
<https://ridgefieldct.viewpointcloud.com/records/80457>

- 2. #SP-21-7:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.C.1 for a home occupation for family fine photography and food

videography for a property located at **110 North Salem Road** in RAA Zone. Owner: Samuel Kaplan. Applicant: Doug MacMillan.

Plans, details, and all documents on file for the above item may be viewed at the following link:
<https://ridgefieldct.viewpointcloud.com/records/80612>

III: Discussions:

1. **#SP-21-6:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.5 to construct an accessway for a property located at **8 New Street** in R-10 zone. *Owner: New Ridge LLC. Applicant: CV Building Concepts Inc.*

Plans, details, and all documents on file for the above item may be viewed at the following link:
<https://ridgefieldct.viewpointcloud.com/records/80457>

2. **#SP-21-7:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.C.1 for a home occupation for family fine photography and food videography for a property located at **110 North Salem Road** in RAA Zone. *Owner: Samuel Kaplan. Applicant: Doug MacMillan.*

Plans, details, and all documents on file for the above item may be viewed at the following link:
<https://ridgefieldct.viewpointcloud.com/records/80612>

3. **#SP-21-4:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to expand Ridgefield Theater Barn located at **37 Halpin Lane** in ARHD Zone. *Owner: Town of Ridgefield. Applicant: Pamme Jones , Ridgefield Theater Barn.*

Plans, details, and all documents on file for the above item may be viewed at the following link:
<https://ridgefieldct.viewpointcloud.com/records/79665>

4. Renewable Energy. % Staff
5. POCD- Implementation update. % Staff
6. Staff report formatting. % Staff

IV: New Submissions

1. **VDC-21-3:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for constructing an awning for a property located at **424 R Main**

Street (850 Pizza) in the CBD zone. *Owner: Urstadt Biddle Properties Inc. Applicant: Larry Debany. For receipt and discussion date.*

2. **VDC -21-4:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for exterior renovations for a property located at **418 Main Street** in the CBD Zone. *Owner: Urstadt Biddle Properties Inc. Applicant: Diana Juarez. For receipt and discussion date.*

V: Correspondence

VI: Bond Release:

- **#2014-008-PR-SP-VDC, 29 Prospect Street**, Release bond posted for \$32,230.00 for Sitework, mitigation plantings, Stormwater Management systems.

VII: Approval of Minutes:

- **PZC Meeting**-March 23, 2021
- **Sitewalk Minutes**- April 11, 2021

VIII: Adjourn