

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)**

Policy: “Planning & Zoning Commission meetings will be conducted under Roberts Rules of Order and all participants are expected to conduct themselves with dignity and treat all those present with respect, empathy and civility.”

Tuesday, February 08, 2022, 7:00 PM

Planning & Zoning Commission will hold its meeting remotely using video technology in real time. Not less than twenty-four hours prior to the meeting, the public upon written request submitted to the office at 66 Prospect Street or email at pzadmin@ridgefieldct.org, can be provided with the necessary electronic equipment, at a Town facility, to attend such meeting.

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Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_VXB35pkvT2qHfA7eLfqL1A

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. (Contd.) SP-21-22: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a 3 car garage in the front yard for a property located at **209 Old Stagecoach Road**. *Owner/Applicant: Erin Caviola. Statutorily received 12/14/2021.35 days to close a public hearing is March 01, 2022. Extension granted until March 09, 2022*

<https://ridgefieldct.viewpointcloud.com/records/85227>

II: Discussions:

1. SP-21-22: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a 3 car garage in the front yard for a property located at **209 Old Stagecoach Road**. *Owner/Applicant: Erin Caviola. If Public Hearing is closed.*

<https://ridgefieldct.viewpointcloud.com/records/85227>

III: New Business:

1. Intro to Commission Counsel, Mr. Beecher. Discussion on FOIA and Special Permit process.

IV: New Submission:

1. **REF-22-1:** 8-24 Referral Application for acquisition of 3 Land parcels- Assessor's ID **E-04-0034, F-04-0001, F04-0009** totaling 15.4 acres at Pine Mountain Road by Conservation Commission.

<https://ridgefieldct.viewpointcloud.com/records/85803>

2. **REF-22-2:** 8-24 Referral Application for donation of 42.6 acres Assessor's ID E03-0019 to Town of Ridgefield, Boy Scouts at Pine Mountain Road.

<https://ridgefieldct.viewpointcloud.com/records/85845>

3. **VDC-22-1:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall sign Botanika café located at **424 Main Street**. *Owner: Urstadt Biddle Properties Inc. Applicant: Kristina Arias. For receipt and scheduling discussion.*

<https://ridgefieldct.viewpointcloud.com/records/85322>

4. **SP-22-2:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a carport in the front yard for a property located at **36 Sawmill Road**. *Owner/Applicant: Jeremy Kawaller. For receipt and scheduling a sitewalk and Public hearing.*

IV: Approval of Minutes:

- **Regular Meeting-** January 25, 2022