



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION**

AGENDA (REVISED)

Tuesday, February 23, 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: Feb 23, 2021 07:00 PM Eastern Time (US and Canada)
Topic: Webinar PZC Webinar

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_W6MgWJhQR7mpeDa9JF0qsA

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. Discussion:

- #VDC-21-1:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for a two illuminated building sign "Fairfield County Bank" for a property located at **3 Governor Street** in the CBD Zone. *Owner: Fairfield County Bank. Applicant: Robert R. Jewell, Esq.*

Plans, details, and all documents on file for the above item may be viewed at the following link:
<https://ridgefieldct.viewpointcloud.com/records/79422>

2. **#2021-004-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an outdoor Beer garden for a property located at **137 Ethan Allen Highway** in B-2 Zone. *65 days to render a decision is April 29, 2021. Owner: Riverside Real Estate, LLC. Applicant: Nod Hill Brewery.*

Plans, details, and all documents on file for the above item may be viewed at the following link:
<https://www.dropbox.com/sh/vdwoqf7uu52z1mh/AAAcmj9ObnrGOhHjSKCoJeAa?dl=0>

3. **#FP-21-1:** Site Plan Application for development in the Floodplain per Section 11. of the Town of Ridgefield Zoning Regulations to construct 2,120 feet of 8 feet wide combined-use walk path along Ligi Way and Farmingville Road located at **45 South Street**. *Owner: Town of Ridgefield. /Applicant: Tory Sidoti.*

Plans, details, and all documents on file for the above item may be viewed at the following link:
<https://ridgefieldct.viewpointcloud.com/records/79545>

4. **#A-21-1:** Regulation amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Section 3.3.B.e.i and 3.3.B.2.ii proposing expanding Accessory Dwelling Unit opportunities. *Commission initiated.*

Plans, details, and all documents on file for the above item may be viewed at the following link:
<https://ridgefieldct.viewpointcloud.com/records/79425>

5. Business Zones c/o of Commissioner Fossi

6. Mandatory Reporting. % Director

III: New Submissions:

1. **#SP-21-1:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to add two small buildings of 10'x10' and 10'x20' for a property located at **872 Ethan Allen Highway** in the B-2 Zone. *Owner: M H C 83 HW PORTFOLIO LLC. Applicant: Norman Kotoch. For receipt and scheduling a sitewalk.*

Plans, details, and all documents on file for the above item may be viewed at the following link:
<https://ridgefieldct.viewpointcloud.com/records/79773>

2. **#SP-21-3:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to construct a barn in the front yard for a property located at **80 Donnelly Drive** in RAA zone. Owner/Applicant: Steven Evanchik. For receipt and scheduling a sitewalk and Public Hearing.

Plans, details, and all documents on file for the above item may be viewed at the following link:

<https://ridgefieldct.viewpointcloud.com/records/79825>

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*.For receipt and scheduling a sitewalk.

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. **#SP-21-5:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to construct a playscape, including swings, tether ball and 25'x50' sports court at Ridgefield Academy property located at **223 West Mountain Road** in RAAA zone. Owner: *Ridgefield Academy Inc*. Applicant: *David Valerie*.For receipt and scheduling a sitewalk.

Plans, details, and all documents on file for the above item may be viewed at the following link:

<https://ridgefieldct.viewpointcloud.com/records/79477>

5. **#MISC-21-2:** Review to Siteplan Application #2007-038-SPA for final landscape and civil engineering plans for a property located at **63-67 Prospect Street** in MFDD Zone. Owner/Applicant: *The Giardini Limited Partnership and Pierandri Realty LLC*. Authorized Agent: *Meaghan Miles*.For receipt and scheduling a sitewalk.

Plans, details, and all documents on file for the above item may be viewed at the following link:

<https://ridgefieldct.viewpointcloud.com/records/79986>

IV: Correspondence

V: Approval of Minutes:

- **PZC meeting-** February 09, 2021

VI: Adjourn