

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 14, 2020
7:00 PM –Town Hall Annex**

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

Item I: (Contd.)#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 walked on December 08, 2019. Public hearing opened on December 10, 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.*

Item II: (Contd.) #2019-066-REV(SP): Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for expansion of the parking lot, including landscaping, retaining walls for a property located at **Assessor's ID E15-0191** in a RA Zone. *Statutorily received on September 24, 2019. Site walked on November 10, 2019. Public hearing opened on November 12, 2019. 35 days to close a public hearing was December 17, 2019. Extension of 29 days was granted to continue until January 15, 2020. Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller.*

Item III: #2019-076-AH: Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family development with nine (9) units, With three (3) units to be deed restricted as affordable for a property consisting of ± 1.17 acres located at **Turner Road & Barnum Place (Assessor's ID B01-0002)** in CDD Zone. *Site walked on December 08, 2019. 35 days to close a public hearing is February 18, 2020. Owner/Applicant: Black Oaks, LLC. Authorized Agent: Brian R. Smith, Esq., Robinson & Cole, LLP.*

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

**Tuesday, January 14, 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: #2019-075-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 walked on December 08, 2019. 65 days to render a decision is March 19, 2020. Owner: Dikran Janus Kadagian and Deborah Kadagian. Applicant: Ashlar Historic-Renovation LLC. Authorized Agent: Robert R. Jewell, Esq*
- 2. IF PUBLIC HEARING IS CLOSED: #2019-066-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for expansion of the parking lot, including landscaping, retaining walls for a property located at **Assessor's ID E15-0191** in a RA Zone. *Statutorily received on September 24, 2019. Site walked on November 10, 2019. 65 days to render a decision is March 19, 2020. Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller.*
- 3. IF PUBLIC HEARING IS CLOSED: #2019-076-AH:** Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family development with nine (9) units, With three (3) units to be deed restricted as affordable for a property consisting of \pm 1.17 acres located at **Turner Road & Barnum Place (Assessor's ID B01-0002)** in CDD Zone. *Site walked on December 08, 2019. 65 days to render a decision is March 19, 2020. Owner/Applicant: Black Oaks, LLC. Authorized Agent: Brian R. Smith, Esq., Robinson & Cole, LLP.*

NEW ITEMS

- #2019-080-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for exterior renovations to accommodate automated car wash within the existing building for a property located at 115 Danbury Road in the B-1 Zone. *Statutorily received on December 17, 2019. Owner: 115 Danbury Road Associates LLC. Applicant: Ridgefield Fuel Associates. Authorized Agent: J Casey Healy, Esq. For scheduling a site walk and public hearing.*

COMMISSION WALKS

January 26, 2020

- **#2019-077-SP-VDC**, 3 Governor Street, Fairfield County Bank

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval:

For distribution: January 07, 2020

PUBLIC HEARINGS

January 14, 2020

- **#2019-076-AH**: Affordable Housing Application, Turner Road & Barnum Place, *Black Oaks, LLC*.
- **(Contd.)#2019-066-REV(SP)**: Revision to Special Permit, Governor Street Municipal Lot, TOR

January 28, 2020

- **#2019-077-SP-VDC**: Special Permit Application, 3 Governor Street, Fairfield County Bank.

To be scheduled

- **#2019-080-SP**: Special Permit Application, 115 Danbury Road, Ridgefield Fuel Associates, LLC