



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION**

AGENDA (REVISED)

Tuesday, January 26, 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: Jan 26, 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_CbsCGE7wTO6UXlazSgGVHA

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:

1. Form-Based Zoning presentation. c/o Vice Chair
2. Viewpermit Cloud (VPC) update. c/o Staff
3. ADU. c/o Staff

III: New Submission:

1. **#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. *Owner: Riverside Real Estate, LLC. Applicant: Nod Hill Brewery. For receipt and scheduling a sitewalk and discussion.*

Plans, details, and all documents on file for the above item may be viewed at the following link:
<https://www.dropbox.com/sh/vdwoqf7uu52z1mh/AAAcmt9ObnrGOHjSKCoJeAa?dl=0>

2. **#2021-005-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.2.C to construct an outdoor cover over existing patio for a property located at 632 Danbury Road in B-2 Zone. *Owner: George Mulvaney. Applicant: Brick House Wood Fire Pizza, Junio S. Filgueira. For receipt and scheduling a sitewalk and Public Hearing.*

IV: Correspondence

- CFPZA Quarterly Newsletter

V: Bond Release: #2014-075-AH, (65 Danbury Road) currently 2 Island Hill Ave; request for bond release for Amount \$5,000.00 posted for the retaining wall.

VI: Approval of Minutes:

- **PZC meeting-** January 12, 2020
- **Sitewalk-**January 10, 2021

VII: Adjourn