

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



**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
PLANNING AND ZONING COMMISSION
DRAFT PUBLIC HEARING AGENDA**

**Tuesday, December 05, 2017
7:30 PM—Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: (Continued) (To be rescheduled) #2017-059-S: Subdivision Application per Town of Ridgefield Zoning Regulations for a 3-lot subdivision of 3.75± acres of land at **28 West Branchville Road** in the RA zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing held on November 08, 2017. Public Hearing continued to December 05, 2017. 35 days to close Public Hearing is December 13, 2017. Owner/Applicant: Branchville LLC.*

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**TOWN OF RIDGEFIELD
DRAFT AGENDA
INLAND WETLANDS BOARD**

**Tuesday, December 05, 2017
7:30 PM* –Town Hall Annex**

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

PENDING ITEMS

1. **#2017-075-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to replace a damaged drainage pipe with a new 36” plastic pipe under the driveway at **278 Ridgebury Road** in RAAA Zone. *Statutorily received on November 08, 2017. Site walked on November 26, 2017. 65 days to render a decision is January 12, 2018. Owner: Stewart E. Marshall. Authorized Agent: Elmir Pasalic. For discussion and action.*
2. **#2017-071-REV(SP)(PR):** Revision to Plenary Ruling application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to alter the footprint of six (6) units, to accommodate a “mud room” and extra space to the dining room within the upland review area of wetlands at **500 Main Street** in the MSDD Zone. *Statutorily received on November 08, 2017. 65 days to render a decision is January 12, 2018. Owner/Applicant: Elms Development Company LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

NEW ITEMS

1. Election of officers. % Chair
2. Department Budget. % Director

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: November 21, 2017(mailed on November 29, 2017)
For distribution:

PUBLIC HEARINGS

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DRAFT AGENDA
PLANNING AND ZONING COMMISSION**

**Tuesday, December 05, 2017
7:30 PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-059-S:** Subdivision Application per Town of Ridgefield Zoning Regulations for a 3-lot subdivision of 3.75± acres of land at **28 West Branchville Road** in the RA zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on November 08, 2017 and continued to December 05, 2017. Extension requested, hearing to be rescheduled. 65 days to render a decision is February 08, 2017. Owner/Applicant: Branchville LLC. To be rescheduled.*
- 2. #2017-071-REV(SP)(PR):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to alter the architectural plans of six(6) units, to accommodate “mud rooms” and extra space to the dining rooms at **500 Main Street** in the MSDD Zone. *Statutorily received November 08, 2017. Owner/Applicant: Elms Development Company LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*
- 3. #2017-078-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for building signage “Kafo” at **417 Main Street** in CBD Zone. *Statutorily received November 21, 2017. 65 days to render a decision is January 25, 2017. Owner:GAJ LLC. Applicant: Sarit Wiener. For discussion and action.*

NEW ITEMS

1. Election of officers.% Chair
2. Department Budget.% Director

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: November 21, 2017(mailed on November 29, 2017)

For Distribution:

PUBLIC HEARINGS

To be determined

- **(Continued)#2017-059-S:** Subdivision Application, 28 West Branchville Road. Branchville LLC

December 19, 2017

- **(Continued)#2017-064-A:** Regulation Amendment, Mixed Use Overlay Zone, Commission initiated.