



**ZONING BOARD OF APPEALS**  
**AUGUST 1, 2022 7:00 pm**  
**MEETING AGENDA**

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_z7ygzjSaQ76p73Iiw-Pd-g](https://us02web.zoom.us/webinar/register/WN_z7ygzjSaQ76p73Iiw-Pd-g)

After registering, you will receive a confirmation email containing information about joining the webinar.

Meeting materials can be found at:

<https://www.ridgefieldct.org/node/6663/agenda>

The Zoning Board of Appeals will hold a special meeting August 1, 2022 meeting remotely using video technology in real time. Not less than twenty-four hours prior to this meeting, the public upon written request submitted to the office at 66 Prospect Street or email at [zba@ridgefieldct.org](mailto:zba@ridgefieldct.org) can be provided with the electronic equipment, at a Town facility, necessary to attend such meeting.

Policy: "Zoning Board of Appeals 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."

**CONTINUED APPLICATION:**

- |        |  |
|--------|--|
| 22-013 | Application of Ashlea Andrews,<br>agent for Ridgefield Station<br>Property located 55 Old Quarry Road                    |
| 22-015 | Application of Thomas Montanari<br>d/b/a 58 Prospect Ridge LLC<br>Property located at 58 Prospect Ridge<br>62 East Ridge |

**LEGAL NOTICES:**

**Application 22-013 – Ashlea Andrews, agent for Ridgefield Station**

Continued from the May 4 and June 20, 2022 meetings; 55 Old Quarry Road.

**Application 22-015 - Thomas Montanari d/b/a 58 Prospect Ridge LLC**

For variances of Sections, 3.3.A.2., garage spaces, 3.5.C., density, 3.5.F., maximum lot coverage, 3.5.G., maximum floor area ratio, 3.5.H., setbacks, to allow 5 single-family homes on a lot that will not meet the dimensions standards and maximum allowed garage spaces; for property in the RA zone located at 58 Prospect Ridge and 62 East Ridge.

Anyone requiring special accommodations due to disability is asked to contact the ZBA office at 203-431-2786 at least 48 hours prior to the meeting.

KELLY RYAN  
ADMINISTRATOR