

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



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

**Tuesday, April 17, 2018  
7:30 PM—Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I: #2018-013-A:** Regulation Amendment to define “Clear Cutting” in Section 2.2- Definitions and as applicable within the upland review area in Section 4.5 of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield .*Statutorily received March 20, 2018. Board initiated.*

**Item II: #2018-014-A:** Regulation Amendment to Section 2.2- Definitions of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield to define “Riparian Buffer”. *Statutorily received March 20, 2018. Board initiated.*

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

**Tuesday, April 17, 2018  
7:30 PM—Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

**Item I: #2018-016-A:** Regulation Amendment Application to add the definitions of “Showroom” and “Non-direct-retail Showroom” by amending Section 2.2- Definitions, and adding “Non- direct-retail Showroom” as a permitted use within the B-2 Zone by amending Section 5.3.D.24 of the Town of Ridgefield Zoning Regulations. *Statutorily received March 20, 2018. Commission initiated.*

**Item II: #2018-018-VDC-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 and Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations to install two (2), 24 sq. ft. building signs, to be located on the front and western facing walls of 439 Kitchen + Bar, at **439 Main Street**, in the CBD Zone. *Statutorily received March 27, 2018. 35 days to close public hearing is May 01, 2018. Owner: Carleen Addressi. Applicant: Mirash Vatici.*

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

**Tuesday, April 17, 2018  
7:30 PM\* –Town Hall Annex**  
\*following Public Hearing agenda

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

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2018-013-A:** Regulation Amendment to define “Clear Cutting” in Section 2.2-Definitions and as applicable within the upland review area in Section 4.5 of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield. *Statutorily received March 20, 2018. Board Initiated.*
- 2. IF PUBLIC HEARING IS CLOSED: #2018-014-A:** Regulation Amendment to Section 2.2-Definitions of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield to define “Riparian Buffer”. *Statutorily received March 20, 2018. Board initiated.*

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** March 20 & 27, 2018 (Mailed on April 10, 2018)  
**For distribution:**

**PUBLIC HEARINGS**

**April 17, 2018**

- **#2018-013-A:** Regulation Amendment to Section 2.2 and Section 4.5-Definitions-Clear Cutting.
- **#2018-014-A:** Regulation Amendment to Section 2.2-Definitions-Riparian Buffer

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

**Tuesday, April 17, 2018  
7:30 PM\* –Town Hall Annex**

\*following Inland Wetlands Board agenda

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

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2018-016-A:** Regulation Amendment Application to add the definitions of “Showroom” and “Non-direct-retail Showroom” by amending Section 2.2- Definitions, and adding “Non- direct-retail Showroom” as a permitted use within the B-2 Zone by amending Section 5.3.D.24 of the Town of Ridgefield Zoning Regulations. *Statutorily received March 20, 2018. Commission initiated.*
- 2. IF PUBLIC HEARING IS CLOSED: #2018-018-VDC-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 and Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations to install two (2), 24 sq. ft. building signs, to be located on the front and western facing walls of 439 Kitchen + Bar, at **439 Main Street**, in the CBD Zone. *Statutorily received March 27, 2018. 65 days to render a decision is June 21, 2018. Owner: Carleen Addressi. Applicant: Mirash Vatici.*

**NEW ITEMS**

- 1. #2018-015-REF:** Referral per Section 8-24 of the Connecticut General Statutes for the subdivision and sale of a 3.0± acre parcel, owned by the Town of Ridgefield, under the jurisdiction of the Conservation Commission, located on Ledges Road, **TC Map #D08-0003.** *% First Selectman, on behalf of the Town of Ridgefield Conservation Commission. For receipt and discussion.*
- 2. #2018-017-VDC-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 and Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations to install four (4) new signs: two (2) front facing awning signs, one (1) rear facing awning sign and one (1) rear facing building sign, for Eddies Pizza & Pasta, at **24 Prospect Street**, in the CBD Zone. *Statutorily received March 27, 2018. Owner: Matthews Criscuolo. Applicant: Eddie’s Pizza and Pasta. For discussion and action.*
- 3. #2018-019-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct an exterior deck extension of the dimension 12’x13’ and to authorize expanding patron use to outside of the building at 137 Ethan Allen Highway in the **B-2/RAA Zone.** *Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and possible action.*

4. **#2018-020-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for a new sign at the rear of the building (Serene Escape Spa) at **415 Main Street** in the CBD Zone. *Owner: GAJ, LLC. Applicant: Kathleen Collister. For receipt and possible action.*
5. **#2018-021-REF:** Referral per Section 8-24 of the Connecticut General Statutes for the donation of 0.44 acres of land to Town of Ridgefield, Conservation Commission, located on Lakeside Drive **TC Map #F07-0084.** *% First Selectman, on behalf of the Town of Ridgefield Conservation Commission. For receipt and discussion.*

## COMMISSION WALKS

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For approval:** March 20 & 27, 2018 (Mailed April 10, 2018)  
**For distribution:**

## PUBLIC HEARINGS

### April 17, 2018

- **#2018-016-A:** Regulation Amendment Application Section 2.2-Definitions. Commission initiated.
- **#2018-018-VDC-SP:** Special Permit Application. 439 Kitchen + Bar. Owner: Carleen Addressi. Applicant: Mirash Vatici.

### May 01, 2018

- **(Continued) #2017-086-REV(SP):** Revision to Special Permit. 439 Silver Spring Road. Silver Spring Country Club LLC.



**TOWN OF RIDGEFIELD  
AQUIFER PROTECTION AGENCY  
DRAFT AGENDA**

**Tuesday, April 17, 2018  
7:30 PM\* –Town Hall Annex**

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

\*following Planning and Zoning Commission Agenda

**PENDING ITEMS**

**NEW ITEMS**

**CORRESPONDENCE**

**MINUTES**

**For Approval:**

**For distribution:**