

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



**TOWN OF RIDGEFIELD  
FINAL AGENDA  
PUBLIC HEARING AGENDA**

**Tuesday, April 5, 2016  
7:30 PM–Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

- Item I: #2016-016-SP:** Special Permit under section 3.3.D.1 of the Town of Ridgefield Zoning Regulations for the removal of an age restriction on an existing accessory dwelling previously permitted under Section 3.3.C.2 requiring the principal residence or accessory dwelling unit be occupied by a person 55 years of age or older at **321 Florida Hill Road** in the RAA zone. *Owner/Applicant: Brian J. Truskowski. Statutorily received on 3/1/2016. 65 days for public hearing is 05/5/2016. 35 days to close public hearing 05/10/2016.*
- Item II: #2016-26-(SP):** Special Permit under section 3.3.D.1 of the zoning regulations to remove an age restriction on an accessory dwelling unit, previously approved through site plan approval under section 3.3.C.2 of the zoning regulations on 5.37± acres at **435 Old Sib Road** in the RAA zone. *Applicant/ Owner: Rocco Belmonte. Statutorily received on 3/15/2016. 65 days for a public hearing is 5/19/2016. 35 days to close public hearing is 5/10/2016.*
- Item III: PUBLIC HEARING CONTINUED: #2016-014-SP:** Special Permit Application under Section 3.2.C.2 of the Zoning regulations to permit an institutional facility to operate within a portion of an existing two family house for religious education and assembly purposes at **27R West Lane** in the RA zone. *Applicant: Rabbi Deitsch. Owner: JBHS Building, LLC. Authorized Agent: Lawrence Spector. Statutorily Received 2/16/2016. Hearing opened on 3/15/2016. 35 days to close public hearing 04/19/2015.*

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

**Tuesday, April 5, 2016  
7:30 PM–Town Hall Annex**  
\*following Hearing agenda

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

**PENDING ITEMS**

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** March 22, 2016 (distributed 3/29/16)

**For distribution:**

**PUBLIC HEARINGS**

**April 12, 2016:**

- **(Continued) #2016-012-REZ-SP-SR:** Summary Ruling, **509 Main Street, 509 Main Street, LLC.**

**April 19, 2016:**

- **#2016-025-SP-FP-SR:** Summary Ruling, **4 Wooster Street, Lisa and Matthew Conway**

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

**Tuesday, April 5, 2016  
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: #2016-016-SP:** Special Permit under section 3.3.D.1 of the Town of Ridgefield Zoning Regulations for the removal of an age restriction on an existing accessory dwelling previously permitted under Section 3.3.C.2 requiring the principal residence or accessory dwelling unit be occupied by a person 55 years of age or older at **321 Florida Hill Road** in the RAA zone. *Owner/Applicant: Brian J. Truskowski. Statutorily received on 3/1/2016. 65 days for public hearing is 05/5/2016. Hearing held 4/5/2016. 65 days for a decision 06/09/2016. For discussion and decision.*
- 2. IF PUBLIC HEARING IS CLOSED: #2016-26-(SP):** Special Permit under section 3.3.D.1 of the zoning regulations to remove an age restriction on an accessory dwelling unit, previously approved through site plan approval under section 3.3.C.2 of the zoning regulations on 5.37± acres at **435 Old Sib Road** in the RAA zone. *Applicant/Owner: Rocco Belmonte. Statutorily Received on 3/15/16. 65 days for a decision 06/09/2016. For discussion and decision.*
- 3. IF PUBLIC HEARING IS CLOSED:#2016-014-SP:** Special Permit Application under Section 3.2.C.2 of the Zoning regulations to permit an institutional facility to operate within a portion of an existing two family house for religious education and assembly purposes at **27R West Lane** in the RA zone. *Applicant: Rabbi Deitsch. Owner: JBHS Building, LLC. Authorized Agent: Lawrence Spector. Statutorily Received 2/16/2016. 65 days for a public hearing 4/21/2016. Hearing held on 3/15/2016 and continued on 4/05/2016. 65 days for a decision 06/09/2016. For discussion and action.*
- 4. Discuss proposed amendment to Accessory Dwelling Unit regulations. Set public hearing date.**

**NEW ITEMS**

- 5. #2016-028-VDC:** Village District application for the replacement and recovering of an existing awning and window signs (logo decals) placed inside two (2) front windows at 414 Main Street in the CBD zone. *Owner: Urstadt Biddle Properties, Inc. Applicant: Emma Hardiman, dba Purple Frog Gift Shop, LLC. For receipt and decision.*

**COMMISSION WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For Approval:** March 22, 2016 (distributed 3/19/16)  
March 29, 2016 (emailed 3/31/16)

**For Distribution:**

**PUBLIC HEARINGS**

**April 5, 2016:**

- **(Continued) #2016-014-SP:** Special Permit, **27R West Lane, JBHS Building, LLC**
- **#2016-016-SP:** Special Permit, **321 Florida Hill Road, Brian J. Truskowski**
- **#2016-026-SP:** Special Permit, **435 Old Sib Road, Rocco Belmonte**

**April 12, 2016:**

- **(Continued)#2016-012-REZ-SP-SR:** Rezone and Special Permit, **509 Main Street, 509 Main Street, LLC.**

**April 19, 2016:**

- **#2016-025-SP-FP-SR:** Special Permit and Flood Plain Development, **4 Wooster Street, Lisa and Matthew Conway**

**May 3, 2016:**

- **#2016-006-A:** Amendment/ Drainage Requirements and Stormwater Management
- **#2016-007-A:** Amendment/ Excavation, Filling and Grading

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

**EXECUTIVE SESSION**

**Personnel:**

Discuss interviews for Planning Director vacancy and distribute candidate resumes % Chair.