

**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  
FINAL 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. Extension requested, hearing to be rescheduled. Last date to complete public hearing is February 17, 2018 with total 65 days extension limit. Owner/Applicant: Branchville LLC.*

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**TOWN OF RIDGEFIELD  
FINAL 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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FINAL 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. Extension requested, hearing to be rescheduled. Last date to complete public hearing is February 17, 2018. 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
- **(Continued)#2017-060-REZ:** Rezoning Application. Assessor Map ID E15-0191 & Map E15-0225 and 41 Governor St, B&G Club

#### **December 19, 2017**

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