

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, January 16, 2018
7:30 PM—Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: (Continued): #2017-059-S: Subdivision Application per the Town of Ridgefield Subdivision Regulations for a 3-lot subdivision of 3.75± acres of land and a waiver request for minimum lot area per Section 4-20 of the Subdivision Regulations, at **28 West Branchville Road** in the RA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017 and November 08, 2017. 35 days to close public hearing was November 21, 2017. 65 day extension granted until January 25, 2018. Owner/Applicant: Branchville, LLC*

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

**Tuesday, January 16, 2018
7:30 PM* –Town Hall Annex**
*following Public 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: January 02, 2018 (Mailed on January 10, 2018)
For distribution:

PUBLIC HEARINGS

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

**Tuesday, January 16, 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: (Continued): #2017-059-S:** Subdivision Application Per the Town of Ridgefield Subdivision Regulations for a 3-lot subdivision of 3.75± acres of land and a waiver request for minimum lot area per Section 4-20 of the Subdivision Regulations, at **28 West Branchville Road** in the RA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017 and November 08, 2017. 35 days to close public hearing was November 21, 2017. 65-day extension granted until January 25, 2018. 65 days to render a decision is March 8, 2018. Applicant: Branchville, LLC. For discussion and possible action.*
- 2. #2017-081-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for a new building and window sign (Hunan Noodle House) at **461 Main Street** in CBD Zone. *Statutorily received on December 19, 2017. Owner: Ridgefield Equities, LLC. Applicant: Jeepy Januar. For action.*
- 3. #2017-072-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 to replace an existing freestanding sign with a free standing sign almost 18' off the ground at **665 Danbury Road** in the B-2 Zone. *Statutorily received on November 08, 2017. Owner/Applicant: JFM Realty, LLC. Authorized Agent: Robert R. Jewell, Esq. For action.*

NEW ITEMS

- 4. #2018-002-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for a new building and window sign for Accente' Salon at **413 Main Street** in CBD Zone. *Owner: GAJ LLC. Applicant: Stalzer Design LLC. For receipt.*

COMMISSION WALKS

January 28, 2018

#2017-086-REV (SP), Revision to Special Permit, 439 Silver Spring Road, Silver Spring Country Club.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: January 02, 2018(Mailed on January 10, 2018)

For distribution:

PUBLIC HEARINGS

January 16, 2018

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

February 20, 2018

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