

**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, 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  
FINAL 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**

1. Discussion on Charter Revision. % Chair

**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  
FINAL 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 the 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 the CBD Zone. *Owner: GAJ LLC. Applicant: Stalzer Design LLC. For receipt.*
- 5. #2018-001-VDC REV(SP):** Village District Application per Section 8.3 under Section 5.1.B and Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for a Barber's Pole and vinyl letter window signage at Ridgefield Barber & Salon at **446 Main Street** in the CBD Zone. *Owner: Willett Properties. Applicant: Ridgefield Barber & Salon ;Roshel Pirov. For receipt and possible action.*

6. **#2018-003-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.7- Mixed Use Overlay Zone, converting second floor storage units to eight (8), 2 bedroom, 2 bathroom apartments, for a building total of sixteen (16) 2 bedroom, 2 bathroom apartments, of which five (5) apartments are to be affordable at **35 Old Quarry Road** in the B-2 Zone. *Owner/Applicant: Old Quarry Road LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a public hearing.*

## **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.