



**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION**

**AGENDA (REVISED)**

**Tuesday July 14, 2020, 7:00P.M.**

In accordance with the Governor's Executive Order 7B, the in-person open meeting requirements for a public agency have been suspended. As a result, the Planning and Zoning Commission will conduct a public meeting remotely using video technology in real time.

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

When: Jul 14, 2020 07:00 PM Eastern Time (US and Canada)  
Topic: PZC Webinar

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_rPyZcHgHTIWzztF9-qU7Kg](https://us02web.zoom.us/webinar/register/WN_rPyZcHgHTIWzztF9-qU7Kg)

After registering, you will receive a confirmation email containing information about joining the webinar.

The email is sent from an account we use for sending messages only. Do not reply to that email. Please contact departments instead.

**I. Call to Order**

**II: Public Hearing**

1. **#2020-028-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per Section 3.2.C.2 to use the premises for educational purpose for a property approximately  $\pm$  10.406 acres located at **45 Stonehenge Road** in RAA Zone.  
*Site walked on June 21, 2020. 35 days to close a Public hearing is August 18, 2020.*  
*Owner/Applicant: EAP Property, LLC. Authorized Agent: Robert R. Jewell, Esq.*

Plans, details, and all documents on file for the above item may be viewed at the following link:

<https://www.dropbox.com/sh/mxpoqy5vu8b2qi5/AADsqFvTViJhV2W0R1pQX32Ya?dl=0>

### III. Discussions

1. **#2020-028-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per Section 3.2.C.2 to use the premises for educational purpose for a property approximately  $\pm$  10.406 acres located at **45 Stonehenge Road** in RAA Zone.

*Site walked on June 21, 2020. 65 days to render a decision is September 17, 2020.*

*Owner/Applicant: EAP Property, LLC. Authorized Agent: Robert R. Jewell, Esq.*

Plans, details, and all documents on file for the above item may be viewed at the following link:

<https://www.dropbox.com/sh/mxpoqy5vu8b2qi5/AADsqFvTViJhV2W0R1pQX32Ya?dl=0>

2. **#2020-027-REV(SPA):** Revision to the Site Plan Application per Section 9.1.C of the Town of Ridgefield Zoning Regulations to reduce the number of units from twenty –one (21) units to fourteen (14) units and related site plan modifications for a property located at **63-67 Prospect Street** approximately  $\pm$ 1.415 acres in MFDD zone. *Owner: Giardini Limited Partnership and pierandri Realty, LLC. Applicant: Charter Group Partners, LLC. Authorized Agent: Donnelly McNamara & Gustafson, P.C. Acknowledge the withdrawal of Application.*
3. **#2020-034-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to construct shade structure for outdoor waiting area for customers and related site work for a property located at 6 Farmingville Road in the B-3 Zone. *Owner/Applicant: Longo Car Wash LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a sitewalk.*

### IV: Correspondence:

V: **Approval of Minutes:** July 07, 2020 (Mailed on July 13, 2020)

### VI. Adjourn