

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



**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION**

**AGENDA (REVISED)**

**Tuesday June 09, 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.

To join the Planning and Zoning Commission Zoom Webinar:

When: Jun 9, 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\\_ArOKrtYKT7W8hpbOXkWYNA](https://us02web.zoom.us/webinar/register/WN_ArOKrtYKT7W8hpbOXkWYNA)

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

**I. Call to Order**

**II: Public Hearing**

- 1. #2020-005-RESUB:** An application for 3-lot Re-Subdivision of land under Section 7.5 of the Ridgefield Subdivision regulations for a property consisting of  $\pm$  50.94 acres located at **183 Great Hill Road** in the RAA zone. *Statutorily received on February 25, 2020. Site walk scheduled at June 07, 2020.35 days to close a public hearing is July 14, 2020.*  
*Owner/Applicant: Estate of Basha Szymanska. Authorized Agent: Steven Trinkaus, PE.*

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

<https://www.dropbox.com/sh/p1ulk2o9phon442/AADjVfRg2RiiOCEWfXZNC1LOa?dl=0>

### III. Discussions

1. **#2020-005-RESUB (If Public Hearing is closed):** An application for 3-lot Re-Subdivision of land under Section 7.5 of the Ridgefield Subdivision regulations for a property consisting of ± 50.94 acres located at **183 Great Hill Road** in the RAA zone. *Statutorily received on February 25, 2020. Site walk on June 07, 2020. 65 days to render a decision is August 13, 2020. Owner/Applicant: Estate of Basha Szymanska. Authorized Agent: Steven Trinkaus, PE. For discussion and possible action.*

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

<https://www.dropbox.com/sh/p1ulk2o9phon442/AADjVfRg2RiiOCEWfXZNC1LOa?dl=0>

2. **#2020-023-PRE:** Presubmission concept for the “Drive Through facility for Food Service.” Authorized Agent: Robert R. Jewell, Esq.

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

<https://www.dropbox.com/home/p%26z/2020.May.Pre%20Concept.Drive%20Through%20Food%20Facilities>

### IV: New Business

1. **#2020-026-REF:** Referral notice from City of Danbury for Petition to Amend Zoning Regulations- Sugar Hollow Land Development.

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

<https://www.dropbox.com/home/p%26z/2020.June.%20City%20of%20Danbury%20Petition>

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 ±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. For receipt and scheduling discussion.*

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

[https://www.dropbox.com/home/p%26z/63-67%20Prospect%20Street%20%232020-027-REV\(SPA\)](https://www.dropbox.com/home/p%26z/63-67%20Prospect%20Street%20%232020-027-REV(SPA))

3. **#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 ± 10.406 acres located at **45 Stonehenge Road** in RAA Zone. *Owner/Applicant: EAP Property, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, scheduling a site walk and Public Hearing.*

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

<https://www.dropbox.com/home/p%26z/45%20Stonehenge%20Rd%20%232020-028-SP>

**V: Correspondence:**

**VI: Approval of Minutes:** May 26, 2020 (emailed on June 05, 2020).

**VII. Adjourn**