



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION MEETING AGENDA (REVISED)

Policy: "Planning & Zoning Commission meetings will be conducted under Roberts Rules of Order and all participants are expected to conduct themselves with dignity and treat all those present with respect, empathy and civility."

**Tuesday, September 16, 2025
7:00 PM**

**Town Hall Annex, Meeting Room #2
66 Prospect St, Ridgefield, CT**

Zoom meeting link:- https://us02web.zoom.us/webinar/register/WN_ne76yClvR1WFAFujpM4zFw Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766.

1. CALL TO ORDER

- 1.1. Distribution of agenda & previous minutes. (Published on Commission's webpage prior to meeting.)
- 1.2. Administrative Announcements & Correspondence
(Note: Correspondence *related to an application* will be uploaded to the relevant application file (see links on agenda items) and reviewed/acknowledged during the relevant public hearing. Correspondence unrelated to an application will be acknowledged as this point in the meeting, and uploaded to the Commission's webpage at <https://www.ridgefieldct.gov/planning-and-zoning-commission/pages/correspondence>).
- 1.3. Approval of agenda.

2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)

- 2.1. **362 Old Sib**
Meeting with the property owner and neighbor.
- 2.2. **967 Ethan Allen – Hoo Doo Brown**
Legal Counsel overview.
- 2.3. **34 Bailey Avenue**
Meeting with Counsel and applicant.

3. PUBLIC HEARING(s)

- 3.1. **(Contd.) SP-25-8: 258 Main Street:** Revision to Special Permit per (Per 9.2.A and 3.1.C.2) for allowing to host outdoor private events not related to museum in RA zone. *Owner: Aldrich Contemporary Art Museum Inc; Appl: Robert Jewell.*
<https://ridgefieldct.portal.opengov.com/records/101885>

4. OLD/CONTINUED BUSINESS

- 4.1. **IF PUBLIC HEARING IS CLOSED: SP-25-8: 258 Main Street:** Revision to Special Permit per (Per 9.2.A and 3.1.C.2) for allowing to host outdoor private events not related to museum in RA zone. *Owner: Aldrich Contemporary Art Museum Inc; Appl: Robert Jewell.*
<https://ridgefieldct.portal.opengov.com/records/101885>

4.2. **VDC-25-6: 455 Main Street:** Village District Application (per RZR 5.1.B and 7.2.E.1) for installation of building and pylon sign “Cask and Cork” in CBD zone. *Owner: Ridgefield Equities LLC; Applicant: Ashlea Andrews.* <https://ridgefieldct.portal.opengov.com/records/102167>

4.3. **Temporary Moratorium Activities**

4.3.1. **General Regulation Review.** % Chair

4.3.2. **MISC-25-3: Branchville Strategic Review**
<https://ridgefieldct.portal.opengov.com/records/101786>

5. **NEW BUSINESS**

5.1. **Approval of Minutes:**

5.1.1. [September 2, 2025](#)

6. **ADJOURN**