



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION MEETING AGENDA

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, November 18, 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_PthvQVITTPertTDMet7GDA –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 [Correspondence](#).
- 1.3. Approval of agenda.

2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)

- 2.1. **362 Old Sib**
- 2.2. **967 Ethan Allen – Hoo Doo Brown**
- 2.3. **34 Bailey Avenue**
- 2.4. **94 Soundview Rd.**

3. PUBLIC HEARING:

- 3.1. **SP-25-14: 58 Ethan Allen Hwy:** Special Permit Application (per RZR 9.2.A and 7.2.E) for additional signs on mobile vans used for business. *Owner: Design Studio 54 LLC; Applicant: Matthew Taylor.*
<https://ridgefieldct.portal.opengov.com/records/103044>

4. OLD/CONTINUED BUSINESS

- 4.1. **IF PUBLIC HEARING IS CLOSED: SP-25-14: 58 Ethan Allen Hwy:** Special Permit Application (per RZR 9.2.A and 7.2.E) for additional signs on mobile vans used for business. *Owner: Design Studio 54 LLC; Applicant: Matthew Taylor.* <https://ridgefieldct.portal.opengov.com/records/103044>
- 4.2. **Temporary Moratorium Activities**
 - 4.2.1. **General Regulation Review.** % Chair

4.2.2. **MISC-25-3: Branchville Strategic Review**

<https://ridgefieldct.portal.opengov.com/records/101786>

4.2.3. **RFP- Re: Planning Services**

5. NEW BUSINESS

- 5.1. **SP-25-18: 653 Branchville Road;** Revision to Special Permit (per RZR 9.2.A and 7.1) for removing invasives, dead trees and select significant trees associated with the prior pond dredging application. Owner/Applicant: *Stephano Zandri. For receipt and to schedule sitewalk and Public Hearing.*
<https://ridgefieldct.portal.opengov.com/records/103673>

- 5.2. **Proposed 2026 Calendar Discussion** – [2026 Proposed Calendar](#)

5.3. **Approval of Minutes:**

- 5.3.1. [November 5, 2025](#) – Regular Meeting

6. ADJOURN