



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION 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, July 14, 2026
7:00 PM**

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

Zoom Meeting link: https://us02web.zoom.us/webinar/register/WN_jQo9AsTeT8yk10Vv4cJO2Q
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: (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)

3. PUBLIC HEARING

3.1. **(Contd.) A-26-3: Text Amendment** application (per RZR 9.2.B) to amend Section 7.5: Excavation Filling, and Grading. *Commission Initiated.*
<https://ridgefieldct.portal.opengov.com/records/104873>

3.2. **A-26-5: Text Amendment** Application (per RZR 9.2.b) to amend Section 2.2 – Definitions, Add Section 7.18 – Sustainability Standards, Section 9.2.A.5.k – Sustainable design and site development, Section 10.2.E.27 – Special Permit Checklist. *Commission Initiated.*
<https://ridgefieldct.portal.opengov.com/records/106290>

4. OLD/CONTINUED BUSINESS

4.1. **IF PUBLIC HEARING IS CLOSED: A-26-3: Text Amendment** application (per RZR 9.2.B) to amend Section 7.5: Excavation Filling, and Grading. *Commission Initiated.*
<https://ridgefieldct.portal.opengov.com/records/104873>

- 4.2. **IF PUBLIC HEARING IS CLOSED: A-26-5: Text Amendment Application** (per RZR 9.2.B) to amend Section 2.2 – Definitions, Add Section 7.18 – Sustainability Standards, Section 9.2.A.5.k – Sustainable design and site development, Section 10.2.E.27 – Special Permit Checklist. *Commission Initiated.* <https://ridgefieldct.portal.opengov.com/records/106290>

4.3. Temporary Moratorium Activities

- 4.3.1. [MISC-26-1](#): General Regulation and Zones review. c/o Chair
- 4.3.2. [MISC-25-3](#): Branchville Strategic Review

5. NEW BUSINESS

- 5.1. **VDC-26-5: 18 Bailey Ave: Village District Application** (per RZR 8.3; 5.1.B; 7.2.E.1 7.2.G. and 7.8) to paint exterior, replace existing exterior light fixtures, new awning and replace existing cabinet sign with smaller backlit sign “Jill Rae Designs” in CBD zone. *Owner: Donnelly LLC; Appl: Jillian Rae. For receipt and discussion.* <https://ridgefieldct.portal.opengov.com/records/106198>
- 5.2. **VDC-26-6: 7 Bailey Ave: Village District Application** (per RZR 8.3; 5.1.B; 7.2.E.1) to paint exterior, new awning and window lettering “Lilia” in CBD zone. *Owner: Urstadt Biddle Properties Inc; Appl: Teresa Meyer. For receipt and schedule discussion. (Staff suggests discussion on July 28th)* <https://ridgefieldct.portal.opengov.com/records/106378>
- 5.3. **SP-26-7: 0 Ethan Allen Hwy: Special Permit Application** (per RZR 9.2.A and 5.3.D.13) to create a golf driving range, parking area and related improvements in B-2 Zone. *Owner: EAP Property; Applicant: Robert Jewell. For receipt and schedule Public Hearing. (Staff suggests sitewalk on July 26 or September 20 and Public Hearing on September 8 or 22nd)* <https://ridgefieldct.portal.opengov.com/records/106587>
- 5.4. **A-26-6: Text Amendment Application** (per RZR p.2.B) to amend Section 9.3.L: Notice of Hearing (Mailing to Nearby Owners). *Commission Initiated. To receive and schedule Public Hearing.* <https://ridgefieldct.portal.opengov.com/records/106579>
- 5.5. Meeting Minutes – Regular Meeting, [June 23, 2026](#)
Special Meeting, [June 30, 2026](#)

6. ADJOURN