

**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, February 7, 2023** **Town Hall Annex, Meeting Room #2**

**7:00 PM 66 Prospect Street, Ridgefield, CT**

Participants may choose to attend in person at the Annex or via Zoom.

Meeting link: <https://us02web.zoom.us/webinar/register/WN_lP9CM2MFQR-p6FLlWj1SUA>

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

1. **CALL TO ORDER**
   1. Distribution of agenda & previous minutes.
   2. Distribution/acknowledgement of correspondence
   3. Approval of agenda
2. **PUBLIC HEARINGS**
   1. **(Contd.) A-22-6:** Regulation Text Amendment (per PZR 9.2.B) for Section 7.3.C.1- Parking in the CBD Zone. *Commission initiated*. <https://ridgefieldct.viewpointcloud.com/records/89749>
   2. **(Contd.) A-22-5**: Regulation Text Amendment(per PZR 9.2.B) for Section 2.2; Section 4.6 and Section 8.8 for Inclusionary Zoning. *Commission initiated.* <https://ridgefieldct.viewpointcloud.com/records/89747>
3. **OLD/CONTINUED BUSINESS**
   1. **If Public Hearing is Closed: (Contd.) A-22-6:** Regulation Text Amendment (per PZR 9.2.B) for Section 7.3.C.1- Parking in the CBD Zone. *Commission initiated*. <https://ridgefieldct.viewpointcloud.com/records/89749>
   2. **If Public Hearing is Closed: (Contd.) A-22-5**: Regulation Text Amendment(per PZR 9.2.B) for Section 2.2; Section 4.6 and Section 8.8 for Inclusionary Zoning. *Commission initiated.* <https://ridgefieldct.viewpointcloud.com/records/89747>
   3. **VDC-22-11: 1 Bailey Avenue; Village District Application** (per RZR 8.3 and RZR 5.1.B. of the Town of Ridgefield Zoning Regulations for installing a building sign “CY collective” in the CBD Zone. *Owner: Urstadt Biddle Properties Inc.. Applicant: Lina Zhang.* <https://ridgefieldct.viewpointcloud.com/records/89970>
   4. **MISC-23-1: Discussion of Electrical Vehicle Charging Stations** as per P.A. #22-25, Section 5. <https://ridgefieldct.viewpointcloud.com/records/90372>
   5. **Discussion of Litigation/Potential Resolution** re: 63 Prospect Street <https://ridgefieldct.viewpointcloud.com/records/90117>
4. **New Business**
   1. **SP-23-1: 132 Main Street: Revision to Special Permit Application** (per RZR 9.2) for the improvements to parking and vehicular areas and related site improvements, including walkways, planting and lighting. *Owner:* *Keeler Tavern Preservation Society Inc. Applicant: Robert Jewell. For receipt and scheduling a discussion.* <https://ridgefieldct.viewpointcloud.com/records/90309>
   2. SB-915: An Act concerning variances by ZBA.
   3. Approval of Minutes
      1. Regular Meeting – January 17, 2023
      2. Special Meeting – January 31, 2023
      3. Sitewalk and Special Meeting Minutes
5. **Other Business**
   1. Appointment of A. Paranjape as Zoning Enforcement Officer
6. **Adjourn**

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes