



## TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION REVISED 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, June 4, 2024  
7:00 PM

Town Hall Annex, Meeting Room #2  
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\\_kA5tf5tpRjubh1sS5FS-tg](https://us02web.zoom.us/webinar/register/WN_kA5tf5tpRjubh1sS5FS-tg) 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. OLD/CONTINUED BUSINESS

- 2.1. **Branchville Strategic Review.** In the fall of 2023, the Commission indicated an interest in reviewing and re-visiting the 2017 Branchville "TOD" study and recommendations, given recent progress on infrastructure improvements. After hearing from three experts over three previous meetings (from December through early February [Note: Commissioner DiSalvo is recused on this matter.]

### 3. NEW BUSINESS

- 3.1. **SP-24-18; 54 Harvey Rd:** Special Permit Application (Per RZR 9.2 A and 3.4.C.2.) to place a chicken coop in front yard. *Owner/Appl: Georgi Todorov. To receive and schedule sitewalk and Public Hearing. (Staff suggests sitewalk on June 23 and Public Hearing on July 2.)*  
<https://ridgefieldct.portal.opengov.com/records/96114>
- 3.2. **AH-24-1; 103 Danbury Rd:** Affordable Housing Application per CGS §8-30g for conversion of former restaurant into eight (8) studio/efficiency apartments, three (3) will be "affordable" in B-2 Zone. *Owner: Copps Hill Common LLC; Appl: Robert Jewell. To receive and schedule sitewalk and Public Hearing (Staff suggests sitewalk on June 23 and Public Hearing on July 2)* <https://ridgefieldct.portal.opengov.com/records/97114>
- 3.3. **MISC-24-6; 36 Grove St:** Pre-submission concept for doggie daycare on the premises in addition to dog grooming business. Discussion to include definition of "commercial kennel" under zoning regulations.  
<https://ridgefieldct.portal.opengov.com/records/97158>
- 3.4. **Approval of Minutes**
  - 3.4.1. [Meeting Minutes](#) –May 21, 2024

### 4. ADJOURN