



## 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, June 18, 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\\_cS\\_9RAi4RIy0nUwK5Y7MTQ](https://us02web.zoom.us/webinar/register/WN_cS_9RAi4RIy0nUwK5Y7MTQ) 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. PUBLIC HEARINGS

- 2.1. **SP-24-13; 3 Big Shop Ln:** Revision to Special Permit (Per RZR 9.2A and 5.2.D.1) for covered outdoor patio with removable plexiglass window and metallic roof. *Owner: 1-7 Big Shop Group LLC; Appl: Herve Aussavis.*  
<https://ridgefieldct.portal.opengov.com/records/96229>
- 2.2. **VDC-24-9; 3 Big Shop Ln:** Village District Application (Per RZR 8.3 and 5.1.B) for expansion of seating area. *Owner: 1-7 Big Shop Group LLC; Appl: Herve Aussavis.*  
<https://ridgefieldct.portal.opengov.com/records/96213>
- 2.3. **SP-24-14; 7 Golf Court:** Special permit Application (Per RZR 9.2.A and 3.4.C.2) for inground pool in front yard. *Owner: Gary Collinge-Mandel & Naomi Riek; Appl: Sean Jancski.*  
<https://ridgefieldct.portal.opengov.com/records/96388>
- 2.4. **SP-24-15; 653 Branchville Rd:** Special Permit Application (Per RZR 9.2.A and 7.5.D.4.1.) for excavation and grading related to pond dredging. *Owner: Candees Branch LLC; Appl: Robert Jewell.*  
<https://ridgefieldct.portal.opengov.com/records/96633>
- 2.5. **SP-24-17; 426 Main St:** Special Permit Application (Per 9.2 A and 5.1.D.6) for converting a commercial office to residential on second floor. *Owner: Reg-UB Properties, LLC; Appl: Charles Lichtenauer.*  
<https://ridgefieldct.portal.opengov.com/records/96738>
- 2.6. **A-24-1: Regulation Text Amendment** (per PZR 9.2.B) to allow for Area Median Income with a restriction "in perpetuity" in lieu of State Median Income with a restriction of 40 years. *Commission initiated.*  
<https://ridgefieldct.portal.opengov.com/records/96744>

### 3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: SP-24-13; 3 Big Shop Ln:** Revision to Special Permit (Per RZR 9.2A and 5.2.D.1) for covered outdoor patio with removable plexiglass window and metallic roof. *Owner: 1-7 Big Shop Group LLC; Appl: Herve Aussavis.* <https://ridgefieldct.portal.opengov.com/records/96229>
- 3.2. **If Public Hearing is Closed: VDC-24-9; 3 Big Shop Ln:** Village District Application (Per RZR 8.3 and 5.1.B) for expansion of seating area. *Owner: 1-7 Big Shop Group LLC; Appl: Herve Aussavis.* <https://ridgefieldct.portal.opengov.com/records/96213>
- 3.3. **If Public Hearing is Closed: SP-24-14; 7 Golf Court:** Special permit Application (Per RZR 9.2.A and 3.4.C.2) for inground pool in front yard. *Owner: Gary Collinge-Mandel & Naomi Riek; Appl: Sean Jancski.* <https://ridgefieldct.portal.opengov.com/records/96388>
- 3.4. **If Public Hearing is Closed: SP-24-15: 653 Branchville Rd.** Special Permit Application (Per RZR 9.2.A and 7.5.D.4.1.) for excavation and grading related to pond dredging. *Owner: Candees Branch LLC; Appl: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/96633>
- 3.5. **If Public Hearing is Closed: SP-24-17; 426 Main St:** Special Permit Application (Per 9.2 A and 5.1.D.6) for converting a commercial office to residential on second floor. *Owner: Reg-UB Properties, LLC; Appl: Charles Lichtenauer.* <https://ridgefieldct.portal.opengov.com/records/96738>
- 3.6. **If Public Hearing is Closed: A-24-1: Regulation Text Amendment** (per PZR 9.2.B) to allow for Area Median Income with a restriction “in perpetuity” in lieu of State Median Income with a restriction of 40 years. *Commission initiated.* <https://ridgefieldct.portal.opengov.com/records/96744>
- 3.7. **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.]

#### 4. NEW BUSINESS

- 4.1. **SP-24-19; 61 Lee Rd:** Special Permit Application (Per RZR 9.2.A and 3.4.C.2) for an accessory structure in the front yard. *Owner: George Craig and Susan Craig, Appl: Jeff Mose. For receipt and scheduling a sitewalk and Public Hearing. (Staff suggests sitewalk on July 7 and Public Hearing July 16th)* <https://ridgefieldct.portal.opengov.com/records/97044>
- 4.2. **SP-24-20: 3 Big Shop Lane:** Revision to a Special Permit Application (Per 9.2A and 5.1.D.1) for after the fact addition of enclosed pergola and vestibule. *Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich. For receipt and scheduling a sitewalk and Public Hearing. (Staff suggests sitewalk on July 7 and Public Hearing on July 16<sup>th</sup>)* <https://ridgefieldct.portal.opengov.com/records/97320>
- 4.3. **VDC-24-13: 3 Big Shop Lane:** Revision to Village District Application (Per RZR 8.3 and 5.1.B) for after the fact permit for pergola and vestibule and sign-Terra Sole. *Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich. For receipt and scheduling a sitewalk and discussion. (Staff suggests sitewalk on July 7 and discussion on July 16<sup>th</sup>).* <https://ridgefieldct.portal.opengov.com/records/97342>
- 4.4. **SP-22-5; 41 Governor Street: Bond Release Request** for the amount posted for performance bond for erosion and sediment control. *Owner: Boys and Girls Club of Ridgefield Inc. Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/86725>
- 4.5. **Approval of Minutes**
  - 4.5.1. [Meeting Minutes](#) –June 4, 2024

#### 5. ADJOURN