



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, July 16, 2024
7:00 PM
Ridgefield, CT

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_7LM0VCP0RBGQ5yvFisXlnQ 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>).
- a) Planning and Zoning Commission vacancy interviews
- 1.3. Approval of agenda.

2. PUBLIC HEARINGS

- 2.1. **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.*
<https://ridgefieldct.portal.opengov.com/records/97044>
- 2.2. **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*
<https://ridgefieldct.portal.opengov.com/records/97320>
- 2.3. **VDC-24-13: 3 Big Shop Lane:** Village District Application (Per RZR 8.3, 5.1.B and 7.2.E) for after the fact addition of vestibule, enclosed pergola and sign. *Owner: Big Shop LA LLC; Appl: Scott yandrasevich.*
<https://ridgefieldct.portal.opengov.com/records/97342>

3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: 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.*
<https://ridgefieldct.portal.opengov.com/records/97044>
- 3.2. **If Public Hearing is Closed: 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* <https://ridgefieldct.portal.opengov.com/records/97320>
- 3.3. **If Public Hearing is Closed: VDC-24-13: 3 Big Shop Lane:** Village District Application (Per RZR 8.3, 5.1.B and 7.2.E) for exterior renovation of vestibule, pergola and sign. *Owner: Big Shop LA LLC; Appl: Scott Yandrasevich.* <https://ridgefieldct.portal.opengov.com/records/97342>

- 3.4. **MISC-24-7: 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. **VDC-24-14: 368 Main Street:** Village District Application (Per RZR 8.3, 5.1.B and 7.2.E) for replacing freestanding signs, an illuminated wall and directional sign for “Wells Fargo”. *Owner: Wells Fargo NA. Appl: New Haven Sign Company. For receipt and schedule discussion. (Staff suggests discussion on September 3)*
<https://ridgefieldct.portal.opengov.com/records/97496>
- 4.2. **SP-24-23: 92 Grove St:** Revision to Special Permit Application (Per RZR 9.2.A and 5.2.C) for building addition in the back at “Elegant Ridgefield”. *Owner: 92 Grove Street Realty LLC; Appl: Keith Gerety. For receipt and schedule a discussion. (AAC scheduled 7/23, staff suggests discussion on September 3)*
<https://ridgefieldct.portal.opengov.com/records/97569>
- 4.3. **SP-24-24: 183 High Ridge Ave:** Revision to Special Permit Application (Per RZR 9.2.A and 3.2.C) for converting a parking lot to grass and a basketball court at St. Mary’s School. *Owner: St. Mary’s Parish School; Appl: Kevin Ambrosio. For receipt and possible discussion.*
<https://ridgefieldct.portal.opengov.com/records/97590>
- 4.4. **SP-24-25: 750 North Salem:** Revision to Special Permit Application (Per RZR 9.2 and 3.2.C.1) for temporary lighting at Scott’s Ridge Middle School. *Owner: Town of Ridgefield. Appl: Kevin Fournie. For receipt and possible decision.* <https://ridgefieldct.portal.opengov.com/records/95797>
- 4.5. **AH-24-2: 100 D Danbury Road:** Revision to Affordable Housing Application per CGS §8-30g and (Per RZR 8.8 B) for substitution of 40-year affordability for 2 units to perpetuity at Area Median Income. *Owner: Farmingville Road LLC. Appl: Robert R. Jewell. For receipt and possible discussion.*
<https://ridgefieldct.portal.opengov.com/records/97667>
- 4.6. **SP-24-26: 116 Oscaleta Road:** Special Permit Application (Per RZR 9.2.A and 3.4.C.2) for detached garage in the front yard. *Owner/Applicant: William Bernhardt. For receipt and to schedule sitewalk and public hearing. (Staff suggests sitewalk on July 21 and Public Hearing on September 3)*
<https://ridgefieldct.portal.opengov.com/records/97690>
- 4.7. **AH-24-1: 103 Danbury Rd:** Informal discussion for Resolution of Approval
- 4.8. **Approval of Minutes**
4.8.1.Meeting Minutes-July 2, 2024

5. Executive Session – Planning and Zoning Commissioner Vacancy Discussion

6. Adjourn