



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, September 3, 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_i5U3-BUmSNmJ4WypKGKiZQ 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) Welcome Ben Nissim - New Member
- b) Letter from M. Autuori – August 2, 2024
- 1.3. Approval of agenda.

2. PUBLIC HEARINGS

- 2.1. **RZ-24-1: 58 Prospect Ridge:** Rezone application (Per RZR 9.2.C and 4.5.A.1) for existing RA zone properties F15-0063 and E15-0206- two parcels of the affected following properties with Assessor's ID E15-0204 and E15-0274, E15-0205; F15-0006; F15-0007; F15-0008; to floating zone MSDD. *Owner: Thomas Montanari; Appl: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/97517>
Public Hearing will be continued to September 17, 2024. Applicant shall present the application on September 17, 2024.
- 2.2. **SP-24-21: 58 Prospect Ridge: Special Permit Application** (per RZR 9.2.A and 4.5.A) for construction of four new dwellings and associated site work at 62 East Ridge and 58 Prospect Ridge. *Owner: Thomas Montanari; Appl: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/97519>
Public Hearing will be continued to September 17, 2024. Applicant shall present the application on September 17, 2024.
- 2.3. **SP-24-22: 680 Danbury Road: Special Permit Application** (per 9.2.A; 5.3.C and 7.2.E) for construction of accessory building, installation of second sign and new outdoor seating area. *Owner: ANB Enterprises LLC; Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/97520>
- 2.4. **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.* <https://ridgefieldct.portal.opengov.com/records/97690>

3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: RZ-24-1: 58 Prospect Ridge:** Rezone application (Per RZR 9.2.C and 4.5.A.1) for existing RA zone properties F15-0063 and E15-0206- two parcels of the affected following properties with

Assessor's ID E15-0204 and E15-0274, E15-0205; F15-0006; F15-0007; F15-0008; to floating zone MSDD. Owner: Thomas Montanari; Appl: Robert Jewell. <https://ridgefieldct.portal.opengov.com/records/97517>

- 3.2. **If Public Hearing is Closed: SP-24-21: 58 Prospect Ridge: Special Permit Application** (per RZR 9.2.A and 4.5.A) for construction of four new dwellings and associated site work at 62 East Ridge and 58 Prospect Ridge. Owner: ANB Enterprises LLC; Applicant: Robert Jewell. <https://ridgefieldct.portal.opengov.com/records/97519>
- 3.3. **If Public Hearing is Closed: SP-24-22: 680 Danbury Road: Special Permit Application** (per 9.2.A; 5.3.C and 7.2.E) for construction of accessory building, installation of second sign and new outdoor seating area. Owner: ANB Enterprises LLC; Applicant: Robert Jewell. <https://ridgefieldct.portal.opengov.com/records/97520>
- 3.4. **If Public Hearing is Closed: 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. <https://ridgefieldct.portal.opengov.com/records/97690>
- 3.5. **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 discussion <https://ridgefieldct.portal.opengov.com/records/97496>
- 3.6. **SP-24-23: 92 Grove Street: 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 discussion. <https://ridgefieldct.portal.opengov.com/records/97569>
- 3.7. **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. **Preconcept re: 36 Old Quarry-Proposed Public Safety Building Project-Jake Muller**
- 4.2. **VDC-24-15: 27R Catoonah Street: Village District Application** (Per RZR 8.3, 5.1.B and 7.2.E) for building and freestanding signs "Caliber Collision". Owner: Ashley Holdings LLC; Appl: Jeremy Waycott. For receipt and discussion. <https://ridgefieldct.portal.opengov.com/records/97722>
- 4.3. **A-24-2: 58 Prospect Street: Text Amendment change** (Per RZR 9.2.B) to amend text in Section 4.5 - MSDD floating zone. Applicant: Robert Jewell. For receipt and scheduling a Public Hearing. (Staff suggests Public Hearing on September 17, 2024). <https://ridgefieldct.portal.opengov.com/records/97773>
- 4.4. **SP-24-27: 394 Main Street: Revision to Special Permit Application** (Per 9.2.A and 7.2.E.3) for a second aluminum sign on side of building "Desires by Mikolay". Owner: Joseph Gavin Trustee; Appl: John Massari. For receipt and possible discussion. <https://ridgefieldct.portal.opengov.com/records/94317>
- 4.5. **VDC-24-16: 394 Main Street: Village District Application** (Per 8.3 and 5.1.B and 7.2.E.2) for awnings and sign. "Desires by Mikolay". Owner: Joseph Gavin Trustee; Appl: John Massari. For receipt and possible discussion. <https://ridgefieldct.portal.opengov.com/records/97752>
- 4.6. **SP-24-28: 10 East Ridge Road: Revision to Special Permit Application** (Per 9.2.A and 3.4.C.1) for outdoor temporary lights at the East Ridge Middle School field. Owner: TOR. Applicant: Michael McCormick. For receipt and possible discussion. <https://ridgefieldct.portal.opengov.com/records/97862>

- 4.7. **SP-24-29: 3 Golf Court:** Special permit application (Per RZR 9.2.A and 3.4.C.2) for construction of inground pool in the front yard. Owner: Stephanie Luedke; Appl: Cory Jorgensen. *For receipt and scheduling a site walk and Public Hearing. (Staff suggests sitewalk on September 22 and Public Hearing on October 8.*
<https://ridgefieldct.portal.opengov.com/records/97912>
- 4.8. **AH-24-3: 5 North Salem Road:** Revision to an Affordable Housing Application per CGS §8-30g to reduce the size for trash enclosure. Owner: 5 North Salem LLC; Appl: Elizabeth Merrihew. *For receipt and scheduling discussion. (Staff suggest discussion on September 17, 2024)*
<https://ridgefieldct.portal.opengov.com/records/98199>
- 4.9. **SP-24-30: 323 Florida Hill Road:** Special Permit Application (Per RZR 9.2.A and 3.4.C.2) for 3 accessory structures including pool house, greenhouse and accessory dwelling in the front yard. Owner: Mary Kelleher-Forsyth, Louise Forsyth co-trustee and Stephen Caton co-trustee; Applicant: Robert Jewell. *For receipt and schedule Public Hearing. (Staff suggests sitewalk on September 22 and Public Hearing on October 8.)*
<https://ridgefieldct.portal.opengov.com/records/98275>
- 4.10. **Partial Release of Bond:** Release \$50,000 for AH-23-1: 100D Danbury Rd. Owner: Farmingville Rd. LLC; Appl: Robert Jewell
- 4.11. **Approval of Minutes**
4.11.1. [Meeting Minutes](#)-July 16, 2024
4.11.2. [Sitewalk Minutes](#)-May 19, 2024
4.11.3. [Sitewalk Minutes](#)-July 7, 2024
4.11.4. [Sitewalk Minutes](#)-July 21,2024

5. Adjourn