



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 17, 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_rQiJGRtaQ8GyPwR_mkheIQ

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) Review of Commission disqualification/recusal
- 1.3. Approval of agenda.

2. PUBLIC HEARINGS

- 2.1. **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.* <https://ridgefieldct.portal.opengov.com/records/97773>
- 2.2. **(Contd.) 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>
- 2.3. **(Contd.) 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>

3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: 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.* <https://ridgefieldct.portal.opengov.com/records/97773>
- 3.2. **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>

- 3.3. **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>
- 3.4. **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. <https://ridgefieldct.portal.opengov.com/records/98199>
- 3.5. **Signage Regulation Review**
- 3.6. **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-24-17: 15 Bailey Avenue:** Village District Application (per RZR 8.3 and 7.2.E) for window sign “Z Boutique”. Owner: Regency Centers. Applicant: Zofia Bober. *For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/98373>
- 4.2. **REF-24-1: 8 -24 Referral Application for Board of Education to use 66 Grove Street for Alternative School and Transitions program.** *For acknowledgement and comment.* <https://ridgefieldct.portal.opengov.com/records/98429>
- 4.3. **REF-24-2: 8-24 Referral Application for Donation of 1.03 acres Open Space (ID D12-0023) on Ketcham Rd. to Conservation Commission.** *For acknowledgement and comment.* <https://ridgefieldct.portal.opengov.com/records/98431>
- 4.4. **SP-24-32: 680 Danbury Rd:** Revision to prior Special Permit (Per 9.2.A and 7.2.E.3 and 7.2.G and 7.8.C) two wall/building signs and site lighting. Owner: 680 R E LLC; Applicant: Robert Jewell. *For receipt, and discussion. (Staff suggests discussion October 8)* <https://ridgefieldct.portal.opengov.com/records/98470>
- 4.5. **Approval of Minutes**

4.1.1: Meeting Minutes: September 03, 2024.
[2024.09.03.pzc_draft_meeting_minutes_1.pdf \(ridgefieldct.gov\)](https://ridgefieldct.portal.opengov.com/records/2024.09.03.pzc_draft_meeting_minutes_1.pdf)

5. Adjourn