



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, October 8, 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_dr8q_TlZSkmp6G3Z9fNGEQ

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. **A-24-2: 58 Prospect Ridge:** 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>
- 2.4. **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.* <https://ridgefieldct.portal.opengov.com/records/97912>
- 2.5. **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.* <https://ridgefieldct.portal.opengov.com/records/98275>

3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: A-24-2: 58 Prospect Ridge:** 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. **If Public Hearing is Closed: 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. <https://ridgefieldct.portal.opengov.com/records/97912>
- 3.5. **If Public Hearing is Closed: 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. <https://ridgefieldct.portal.opengov.com/records/98275>
- 3.6. **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. <https://ridgefieldct.portal.opengov.com/records/98470>
- 3.7. **(Continued) Signage Regulation Review**
- 3.8. **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-24-18: 7 Big Shop Lane:** Village District Application (per RZR 8.3 and 7.2.E) for window sign. Owner: Big Shop Lane LLC; Applicant: Jessifer Torres. For receipt and discussion. <https://ridgefieldct.portal.opengov.com/records/98488>
- 4.2. **SP-24-33: 54 Ketcham Rd:** Revision to Special Permit Application (Per 9.2.A and 3.3.C.5) for accessway relocation. Owner: Joseph and Diane Fossi; Applicant: Robert Jewell. To receive and schedule possible sitewalk and discussion. (Staff suggests discussion on Oct 22nd.) <https://ridgefieldct.portal.opengov.com/records/98504>
- 4.3. **SP-24-34: 3 Big Shop Lane:** Revision to Special Permit Application (Per RZR 9.2.A; 5.1.D.1) to add a roof and weather walls over outdoor patio. Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich. For receipt and schedule discussion. (Staff suggests discussion on October 22nd.) <https://ridgefieldct.portal.opengov.com/records/98616>
- 4.4. **VDC-24-19: 3 Big Shop Lane:** Village District Application (per RZR 8.3 and 5.1.B) to add roof and weather walls over outdoor patio. Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich. For receipt, referral to AAC/VDC and discussion on October 22nd. <https://ridgefieldct.portal.opengov.com/records/98615>
- 4.5. **SP-24-35: 115 Danbury Road:** Revision to Special Permit (Per 9.2.A and 7.2.E.3 and 7.2.G and 7.8.C) two wall/building signs at "FuelCo" Gas station. Owner: 115 Danbury Road Associates LLC. Applicant: Haifa Eljamal. For receipt and schedule discussion. (Staff suggests discussion on October 22nd.) <https://ridgefieldct.portal.opengov.com/records/98731>
- 4.6. **Approval of Minutes**
 - 4.1.1: [Meeting Minutes](#): September 17, 2024.

5. Adjourn