



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 22, 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_NhNiUMDpRqqm2ywgj7Cd7A

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. **(Contd.) 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>

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. **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: I-7 Big Shop Group LLC; Appl: Scott Yandrasevich.* <https://ridgefieldct.portal.opengov.com/records/98616>

- 3.5. **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.
<https://ridgefieldct.portal.opengov.com/records/98615>
- 3.6. **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.* <https://ridgefieldct.portal.opengov.com/records/98731>

4. NEW BUSINESS

- 4.1. **VDC-24-20: 1 Bailey Ave.:** Village District Application (per RZR 8.3 and 7.2.E) for awning sign “ReFabjack”
Owner: Regency Centers Corporation. Applicant: Carolyn Onorato. For receipt and possible discussion.
<https://ridgefieldct.portal.opengov.com/records/98682>
- 4.2. **SP-24-36: 622 Main Street:** Special Permit Application (Per 9.2.A and 7.2.E.3) for a second sign “Corner Café”. *Owner: Victor Vescera. Applicant: Lana Sexton. For receipt and schedule Public Hearing. Staff suggests Public Hearing on November 19th.* <https://ridgefieldct.portal.opengov.com/records/98896>
- 4.3. **Approval of Minutes**
4.1.1: Meeting Minutes: October 10, 2024.

5. Adjourn