



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, November 19, 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_MXtQHLL7QEWjbG4DB6-m0A

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 HEARING

2.1. **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.* <https://ridgefieldct.portal.opengov.com/records/98896>

3. OLD/CONTINUED BUSINESS

3.1. **(Continued) 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. **(Continued) 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. **(Continued) 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>

4. NEW BUSINESS

4.1. **SP-24-37: 34 Halpin Lane:** Special Permit Application (per RZR 9.2.A and 3.2.C.1) for construction of a building for educational purposes and related site development work. *Owner/Applicant: Town of Ridgefield. For receipt and schedule Public Hearing and sitewalk. (Staff suggest Public Hearing on December 17 and sitewalk on December 8)* <https://ridgefieldct.portal.opengov.com/records/99160>

4.2. **Enforcement Report**

4.3. **Signage Regulation Discussion**

4.4. **Approval of Minutes**

4.1.1: [Meeting Minutes](#): November 6, 2024 and [Sitewalk Minutes](#): September 22, 2024

5. Adjourn