



## TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION MEETING REVISED 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, July 1, 2025  
7:00 PM**

**Town Hall Annex, Meeting Room #2  
66 Prospect St, Ridgefield, CT**

Zoom meeting link:- [https://us02web.zoom.us/webinar/register/WN\\_rJA3kQisRR26-LvIIYTbOw](https://us02web.zoom.us/webinar/register/WN_rJA3kQisRR26-LvIIYTbOw) 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-25-5: 29 Prospect Street:** Revision for Special Permit (Per 9.2.A) File #2014-008-PR-SP-VDC for a modification to the General Condition #11 to use the emergency access for exit to trucks on Grove Street in CBD zone. *Owner: 29 Prospect Street LLC; Appl: Michael Loya.*  
<https://ridgefieldct.portal.opengov.com/records/101457>

### 3. OLD/CONTINUED BUSINESS

- 3.1. **(Continued) AH-24-4: 43 Danbury Road:** Affordable Housing Application per CGS §8-30g for 20 units apartment building, replacing the existing structures. *Owner: Ljatif Ramadani; Appl: Peter Olson.*  
<https://ridgefieldct.portal.opengov.com/records/99636>
- 3.2. **(Continued) VDC-25-5: 389 Main Street:** Revision to a Village District Application (Per RZR 8.3) for prior approval VDC-24-10 for HVAC screening in CBD zone. *Owner: Addressi Square LLC; Appl: Wayne Addressi*  
<https://ridgefieldct.portal.opengov.com/records/101734>
- 3.3. **(Continued) Discussion:** House Bill 5002: An act concerning housing.
- 3.4. **(Continued) MISC-25-3: Branchville Strategic Review Update.**  
<https://ridgefieldct.portal.opengov.com/records/101786>

### 4. NEW BUSINESS

- 4.1. **SP-25-8: 258 Main Street:** Revision to Special Permit per (Per 9.2.A and 3.1.C.2) for allowing to host outdoor private events not related to museum in RA zone. *Owner: Aldrich Contemporary Art Museum Inc; Appl: Robert Jewell (For receipt and to schedule discussion). Staff suggest discussion on July 15.*  
<https://ridgefieldct.portal.opengov.com/records/101885>
- 4.2. **Approval of Minutes:**
  - 4.2.1. [June 17, 2025](#)

4.2.2. [June 24, 2025](#)

## **5. ADJOURN**