



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 2, 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_j31bVweaT8WSxFJbWkQyuw 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. ENFORCEMENT (COMPLAINTS/VIOLATIONS)

- 2.1. **362 Old Sib**
- 2.2. **967 Ethan Allen – Hoo Doo Brown**
- 2.3. **34 Bailey Avenue**

3. PUBLIC HEARING(s)

- 3.1. **(Continued) 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>
- 3.2. **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.* <https://ridgefieldct.portal.opengov.com/records/101885>
- 3.3. **FP-25-1: 0 Simpaug Tpke:** Flood Plain site plan application (Per RZR 6.1 and RZR 11) for trails and boardwalks in the flood plain area on State of Connecticut parcels H13-0057 and H13-0051. *Owner: State of CT DOT; Applicant: Charles Robbins-TOR and Antonio DiCamillo-Stantec.* <https://ridgefieldct.portal.opengov.com/records/102049>

4. OLD/CONTINUED BUSINESS

- 4.1. **IF PUBLIC HEARING IS CLOSED: 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>

4.2. **IF PUBLIC HEARING IS CLOSED: 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.* <https://ridgefieldct.portal.opengov.com/records/101885>

4.3. **IF PUBLIC HEARING IS CLOSED: FP-25-1: 0 Simpaug Tpke:** Flood Plain site plan application (Per RZR 6.1) for trails and boardwalks in the flood plain area on State of Connecticut parcels H12-0057 and H13-0051. *Owner: State of CT DOT; Applicant: Philip Katz.* <https://ridgefieldct.portal.opengov.com/records/102049>

4.4. Temporary Moratorium Activities

4.4.1. **Administrative – Town Planner**

4.4.2. **General Regulation Review**

4.4.3. **MISC-25-3: Branchville Strategic Review**

<https://ridgefieldct.portal.opengov.com/records/101786>

5. NEW BUSINESS

5.1. **VDC-25-6: 467 Main Street:** Village District Application (per RZR 5.1.B and 7.2.E.1) for installation of building and pylon sign “Cask and Cork” in CBD zone. *Owner: Ridgefield Equities LLC; Applicant: Ashlea Andrews. (For receipt. Discussion on Sept 16th after AAC/VDC meeting)* <https://ridgefieldct.portal.opengov.com/records/102167>

5.2. **SP-25-10: 76 Canterbury Lane:** Special Permit Application (per RZR 9.2.A and 3.4.C.2) for construction of barn in the front yard. *Owner: Bruce and Linda Kallner; Applicant: Jay Contessa. For receipt and schedule public hearing. (Staff suggests sitewalk October 5 and public hearing October 7).* <https://ridgefieldct.portal.opengov.com/records/102210>

5.3. **SP-25-11: 5 Palmer Court:** Special Permit Application (per RZR 9.2.A and 3.4.C.2) for construction of inground pool in the front yard. *Owner/Applicant: Steven Bronfield. For receipt and schedule public hearing. Staff suggests sitewalk October 5 and public hearing October 7).* <https://ridgefieldct.portal.opengov.com/records/101707>

5.4. East Ridge Historic District Proposal – c/o Historic District Commission

5.5. **Bond Release:** Request for release of bond posted for Erosion and Sediment Control and Stormwater management for amount of \$9,000.00, File # 2009-032-S-SP.

5.6. Approval of Minutes:

5.6.1. [July 15, 2025](#)

6. ADJOURN