



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION 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, December 16, 2025
7:00 PM**

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

Zoom Meeting link: https://us02web.zoom.us/webinar/register/WN_nfeoXIBWR_2VjxZCfpVh5w

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: (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 [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

3.1. **SP-25-16: 834 North Salem Road;** Special Permit application (per RZR 9.2.A and 3.2.C.12) for “Bed and Breakfast” use in existing accessory dwelling unit. Owner: Naomi and Glen Broomberg; Applicant: Zachary Trippodo.

<https://ridgefieldct.portal.opengov.com/records/103426>

4. OLD/CONTINUED BUSINESS

4.1. **IF PUBLIC HEARING IS CLOSED: SP-25-16: 834 North Salem Road;** Special Permit application (per RZR9.2.A and 3.2.C.12) for “Bed and Breakfast” use in existing accessory dwelling unit. Owner: Naomi and Glen Broomberg; Applicant: Zachary Trippodo.

<https://ridgefieldct.portal.opengov.com/records/103426>

4.2. Temporary Moratorium Activities

- 4.2.1. General Regulation and Zones review. c/o Chair
- 4.2.2. MISC-25-3: Branchville Strategic Review
- 4.2.3. RFP-Re: Planning Services

5. NEW BUSINESS

- 5.1. **SP-25-15: 59 South Street:** Special Permit Application (per 9.2.A and 3.2.C.1) for relocation of Pump station, decommissioning on pump station and construction of new gravity sewer from new pump station to South Street WWTF at 59 South Street in RAA zone. *Owner: Town of Ridgefield; Applicant: Matthew Formica. (Statutorily received on December 02, 2025. Schedule Public Hearing and sitewalk). Staff suggest sitewalk on January 11th and Public Hearing on January 13th)* <https://ridgefieldct.portal.opengov.com/records/98507>
- 5.2. **REF-25-3: 6 Palmer Court/0 Pound Street: 8-24** Referral to approve the conveyance of town owned property of 0.325 acres at 6 Palmer Court and the acceptance of 11.659 acres on 0 Pound Street. *Owner/Applicant: Town of Ridgefield. (Statutorily received on December 02, 2025. (Discussion and action).* <https://ridgefieldct.portal.opengov.com/records/103798>
- 5.3. **A-25-2:** Text Amendment change (Per RZR 9.2.B) to Section 8.10-Temporary and Limited Development Moratorium. *Commission initiated. (to receive and schedule Public Hearing. Staff suggest Public Hearing on January 13, 2026)* <https://ridgefieldct.portal.opengov.com/records/104073>
- 5.4. **SP-25-19: 20 Dogwood Drive:** Special Permit Application (per 9.2.A and 3.4.C.2) for the construction of a car port in front yard in RAA zone. *Owner: Richard & Katherine Cea; Applicant: Ridgefield Pet/Ronald Rucolas/William Greene. (to receive and schedule sitewalk and Public Hearing. Staff suggests sitewalk January 25th and Public Hearing on January 27th)* <https://ridgefieldct.portal.opengov.com/records/103462>
- 5.5. Meeting Minutes
 - 5.5.1 Regular Meeting Minutes- [Nov 18, 2025](#)

6. ADJOURN

Notes

Lis pendens: Addressi vs Planning & Zoning Commission Re 389 Main Street.