



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, June 17, 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_aJsGtTyTZy1DSBBIM1vgg 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. OLD/CONTINUED BUSINESS

- 2.1. **(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. NEW BUSINESS

- 3.1. **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. For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/101734>
- 3.2. **Bond Release: Bond Release: 5 North Salem Road Application #2019-054-AH.** Request of a full bond release posted for erosion control.
- 3.3. **Bond Release: 222 Spring Valley Road (formerly 85-87-89 Bridle Trail); Application #2017-008-SP-SR.** Request of a full bond release posted for erosion and sediment control.
- 3.4. **(Contd.) Discussion:** House Bill 5002: An act concerning housing-
- 3.5. **Branchville Strategic Review Update** – Discussion of the project schedule, process and community engagement plan.
- 3.6. **Approval of Minutes:**
 - 3.6.1. [June 3, 2025 Meeting](#)
 - 3.6.2. [June 1, 2025 Sitewalk](#)

4. Adjourn