



**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, June 9, 2026
7:00 PM**

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

Zoom Meeting link: https://us02web.zoom.us/webinar/register/WN_LfZHGvo-T02QbB2Om5X7Tg
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)

3. PUBLIC HEARING

3.1. **(Contd.) A-26-1: Text Amendment** application (per RZR 9.2.B) to amend Section 2.2- revise definitions for “Bed and Breakfast” and add new for “Short-Term Rentals”; amend Section 3.2.C.12-Bed and Breakfast and include “Short Term Rentals”. *Commission Initiated*.
<https://ridgefieldct.portal.opengov.com/records/104870>

3.2. **(Contd.) A-26-3: Text Amendment** application (per RZR 9.2.B) to amend Section 7.5: Excavation Filling, and Grading. *Commission Initiated*.
<https://ridgefieldct.portal.opengov.com/records/104873>

4. OLD/CONTINUED BUSINESS

4.1. **IF PUBLIC HEARING IS CLOSED: A-26-1: Text Amendment** application (per RZR 9.2.B) to amend Section 2.2- revise definitions for “Bed and Breakfast” and add new for “Short-Term Rentals”; amend Section 3.2.C.12-Bed and Breakfast and include “Short Term Rentals”. *Commission Initiated*. <https://ridgefieldct.portal.opengov.com/records/104870>

4.2. **IF PUBLIC HEARING IS CLOSED: A-26-3: Text Amendment** application (per RZR 9.2.B) to amend Section 7.5: Excavation Filling, and Grading. *Commission Initiated.*
<https://ridgefieldct.portal.opengov.com/records/104873>

4.3. **(Contd.) VDC-26-3: 407 Main Street;** Village District Application (per RZR 8.3; 5.1.B and 7.2.G.1) for sign illumination and building lights located at “Sommlike” in CBD zone. *Owner: Carnall Insurance LLC; Applicant: Wayne Dimm.* <https://ridgefieldct.portal.opengov.com/records/105173>

4.4. **Temporary Moratorium Activities**

4.4.1. [MISC-26-1](#): General Regulation and Zones review. c/o Chair

4.4.1.1. Presentation and Discussion with RACE (Ridgefield Action Committee for the Environment) concerning suggested regulation updates, including native species planting and dark sky/lights out. c/o Commissioner DiSalvo

4.4.2. [MISC-25-3](#): Branchville Strategic Review

5. **NEW BUSINESS**

5.1. **VDC-26-4: 451 Main St: Village District Application** (per RZR 8.3; 5.1.B; 7.2.E.1 7.2.G) to replace existing sign with illuminated sign with day/night vinyl with 4000k. *Owner: Ridgefield Equities; Appl: Matt Haskell. For receipt and schedule discussion. Staff suggest discussion on June 23.* <https://ridgefieldct.portal.opengov.com/records/105960>

5.2. **REF-26-2:** 66 Prospect Street, 8-24 Referral application for the construction of rain garden approximately 110’x30’ with depression of 18 inches in the lawn next to skate park to address impervious surface coverage at 66 Prospect Street aka 90 East Ridge Road Parcel ID E15-0203 Owner: Town of Ridgefield; Applicant: Jake Muller DPS/ Joseph Canas. For receipt and schedule discussion on June 23rd. <https://ridgefieldct.portal.opengov.com/records/106136>

5.3. Regular Meeting Minutes – [May 26, 2026](#)

5.4. Special Meeting Minutes – [April 21, 2026](#)

6. **ADJOURN**