



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION AGENDA
VIA ZOOM ONLY**

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, January 27, 2026

Planning and Zoning Commission will hold this meeting remotely using video technology in real time.

Zoom Meeting link: https://us02web.zoom.us/webinar/register/WN_DT_PGOVfROyIZm3_XTxFqQ

Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766 not less than 24 hours before the meeting to request an electronic devise to attend the meeting at a Town facility.

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. 34 Bailey Avenue

3. PUBLIC HEARING

3.1. **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.

<https://ridgefieldct.portal.opengov.com/records/103462>

4. OLD/CONTINUED BUSINESS

4.1. **IF PUBLIC HEARING IS CLOSED: 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.

<https://ridgefieldct.portal.opengov.com/records/103462>

4.2. Temporary Moratorium Activities

4.2.1. [MISC-26-1](#): General Regulation and Zones review

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

5. NEW BUSINESS

5.1. **MISC-26-2: 559 & 563 Main Street:** Pre-submission concept (per RZR 9.2.E) for potential rehabilitation & residential development. Applicant: Jason Klein.
<https://ridgefieldct.portal.opengov.com/records/104425>

5.2. **SP-26-1: 66 Grove Street**, Unit 1: Revision to a Special Permit (Per RZR 5.3.D.10) for a change in use from fitness facility to child day care facility on the upper level of existing building, including outdoor play area and second building/wall sign. Owner: Lisa Eng Props LLC, RWTR 66 Grove LLC, Kris Eng Props LLC, and Lydia Li Trust Props LLC ET AL; Applicant: Robert Jewell. *(For receipt and scheduling a sidewalk and discussion/public hearing).*
<https://ridgefieldct.portal.opengov.com/records/104358>

5.3. **REF-26-1: 195 Danbury Road:** 8-24 Referral for proposed pickle ball court, located at 195 Danbury Road, land is part of lot number E13-0175. Owner/Applicant: Town of Ridgefield. *For acknowledgement.* <https://ridgefieldct.portal.opengov.com/records/104467>

5.4. **SP-26-2: 195 Danbury Road:** Revision to Special Permit (per 9.2.A and 3.2.C.1) for development of pickleball courts and related parking area. *Owner/Applicant: Town of Ridgefield.* *(For receipt and schedule sidewalk and discussion/public hearing).*
<https://ridgefieldct.portal.opengov.com/records/104333>

5.5. Meeting Minutes

5.5.1 Regular Meeting Minutes- [January 13, 2026](#)

5.5.2 Special Meeting Minutes – [January 6, 2026](#)

6. ADJOURN

Notes

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