



**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, February 24, 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\\_qtjr0-8BS0uCxZUiU\\_GjnA](https://us02web.zoom.us/webinar/register/WN_qtjr0-8BS0uCxZUiU_GjnA)

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. **34 Bailey Avenue – Discussion under Executive Session**

**3. PUBLIC HEARING**

3.1. **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. <https://ridgefieldct.portal.opengov.com/records/104358>

3.2. **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. <https://ridgefieldct.portal.opengov.com/records/104333>

**4. OLD/CONTINUED BUSINESS**

4.1. **IF PUBLIC HEARING IS CLOSED: 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. <https://ridgefieldct.portal.opengov.com/records/104358>

4.2. **IF PUBLIC HEARING IS CLOSED: 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. <https://ridgefieldct.portal.opengov.com/records/104333>

4.3. **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/Apl: Town of Ridgefield. <https://ridgefieldct.portal.opengov.com/records/104467>

#### 4.4. **Temporary Moratorium Activities**

4.4.1. General Regulation and Zones review. c/o Chair

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

### 5. **EXECUTIVE SESSION** Re: 34 Bailey Avenue

### 6. **NEW BUSINESS**

6.1. **FP-26-1: 0 West Branchville Road:** Flood Plain Application (per RZR 6.1 and RZR 11) for replacement of Bridge No 05510, Portland Ave over Norwalk River; under the State project No 117-163 located at Portland Ave, State of Connecticut and 0 West Branchville Road (Parcel ID I17-0077), Town of Ridgefield. Owner: State of Connecticut and Town of Ridgefield. Applicant: Jeffrey Fontaine. *(For receipt and schedule sitewalk and discussion. Staff suggests sitewalk on March 8 and discussion on March 10)* <https://ridgefieldct.portal.opengov.com/records/104581>

#### 6.2. Meeting Minutes

5.5.1 Regular Meeting Minutes- [February 10, 2026](#)

### 7. **ADJOURN**

#### **Notes**

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