



**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, March 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\\_aMj5gSiBR\\_eviYdkGC\\_ODQ](https://us02web.zoom.us/webinar/register/WN_aMj5gSiBR_eviYdkGC_ODQ)

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)**

2.1 967 Ethan Allen Highway-Hoo Doo Brown

**3. PUBLIC HEARING**

3.1. **(Contd.) SP-25-15: 59 South Street;** Special Permit Application (per 9.2.A and 5.3.D.3 and Sec 4.2.B) 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 ( E14-0158), F15-0056 and F15-0057. *Owner: Town of Ridgefield; Applicant: Matthew Formica.*  
<https://ridgefieldct.portal.opengov.com/records/98507>

**4. OLD/CONTINUED BUSINESS**

4.1. **IF PUBLIC HEARING IS CLOSED: SP-25-15: 59 South Street** Special Permit Application (per 9.2.A and 5.3.D.3 and Sec 4.2.B) 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 ( E14-0158), F15-0056 and F15-0057. *Owner: Town of Ridgefield; Applicant: Matthew Formica.* <https://ridgefieldct.portal.opengov.com/records/98507>

4.2. **(Contd.) 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. <https://ridgefieldct.portal.opengov.com/records/104581>

#### 4.3. **Temporary Moratorium Activities**

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

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

### 5. **NEW BUSINESS**

5.1. **VDC-26-1: 23 Governor Street;** Village District Application (per RZR 8.3 and 7.2.E.1) for exterior wall sign “Elegant Ridgefield Annex” located in CBD zone. *Owner: RVNA Health Inc; Applicant: Keith Gerety. (For receipt and schedule discussion. Staff suggests discussion on April 14<sup>th</sup>.)* <https://ridgefieldct.portal.opengov.com/records/104884>

5.2. **SP-26-3: 223 West Mountain Road;** Revision to Special Permit (per RZR 3.2.C.2) for addition to academic building and associated site work on the “Ridgefield Academy” campus located in RAAA zone. *Owner: Ridgefield Academy Inc; Applicant: Kurt Lavaway. (For receipt and schedule discussion. Staff suggests sitewalk April 12 and discussion April 14<sup>th</sup>)* <https://ridgefieldct.portal.opengov.com/records/104670>

5.3. **VDC-26-2: 9 Bailey Ave;** Village District Application (per RZR 8.3 and 7.2.E.1) for Building sign “Make Modern” and change to façade color in CBD Zone. *Owner: Regency Centers; Applicant: Erika Allen. (For receipt and schedule discussion. Staff suggests discussion April 14<sup>th</sup>)* <https://ridgefieldct.portal.opengov.com/records/104992>

5.4. **SP-26-4: 9 Bailey Ave;** Revision to Special Permit (per RZR 9.2.A and 7.3.E.3) for second wall/ projecting sign “Make Modern” in CBD Zone. *Owner: Regency Centers; Applicant: Erika Allen. (For receipt discussion. Staff suggests discussion on April 14<sup>th</sup>)* <https://ridgefieldct.portal.opengov.com/records/104997>

5.5. Meeting Minutes

6.1.1 Regular Meeting Minutes- [March 10, 2026](#)

### 6. **ADJOURN**

#### **Notes**

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