



**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, April 14, 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\\_Evr\\_u8SdTbOXXGqygipi2A](https://us02web.zoom.us/webinar/register/WN_Evr_u8SdTbOXXGqygipi2A)

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 [Correspondence](#).

**[Letter from Aquarion](#)**

**Sturges Park- Boys Scout Project**

1.3. Approval of agenda

**2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)**

**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>

3.2. **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>

- 3.3. **A-26-2: Text Amendment** application (per RZR 9.2.B) to amend Section 5-Additional Standards – Traffic Impact analysis for the following Sections – 5.1.F; 5.2.F;5.3.F; 5.4.F;5.5.F; 5.6.F; 5.7.F; Section 10.2.E.13 – application checklist and add a new Section 7.17-Traffic Impact Analysis. *Commission Initiated.* <https://ridgefieldct.portal.opengov.com/records/104872>
- 3.4. **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>
- 3.5. **A-26-4: Text Amendment** application (per RZR 9.2.B) to amend Section 10.1 – Application fees, Section 10.1.B: Application to the Zoning Enforcement Officer; Section 10.1.C: Applications to the Planning Director; Section 10.1.D: Applications to the Planning and Zoning Commission. *Commission Initiated.* <https://ridgefieldct.portal.opengov.com/records/104874>

#### 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. **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>
- 4.3. **IF PUBLIC HEARING IS CLOSED: A-26-2: Text Amendment** application (per RZR 9.2.B) to amend Section 5-Additional Standards – Traffic Impact analysis for the following Sections – 5.1.F; 5.2.F;5.3.F; 5.4.F;5.5.F; 5.6.F; 5.7.F; Section 10.2.E.13 – application checklist and add a new Section 7.17-Traffic Impact Analysis. *Commission Initiated.* <https://ridgefieldct.portal.opengov.com/records/104872>
- 4.4. **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>
- 4.5. **IF PUBLIC HEARING IS CLOSED: A-26-4: Text Amendment** application (per RZR 9.2.B) to amend Section 10.1 – Application fees, Section 10.1.B: Application to the Zoning Enforcement Officer; Section 10.1.C: Applications to the Planning Director; Section 10.1.D: Applications to the Planning and Zoning Commission. *Commission Initiated.* <https://ridgefieldct.portal.opengov.com/records/104874>
- 4.6. **VDC-26-1: 23 Governor Street;** Village District Application (per RZR 8.3; 5.1.B and 7.2.E.1) for exterior wall sign “Elegant Ridgefield Annex” located in CBD zone. *Owner: RVNA Health Inc; Applicant: Keith Gerety.* <https://ridgefieldct.portal.opengov.com/records/104884>
- 4.7. **Temporary Moratorium Activities**

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

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

## 5. NEW BUSINESS

5.1. **VDC-26-3: 407 Main Street**; Village District Application (per RZR 8.3; 5.1.B and 7.2.E.1) for exterior wall sign “Sommlike” located in CBD zone. *Owner: Carnall Insurance LLC; Applicant: Robert Mordente. (For receipt and schedule discussion. Staff suggests discussion on April 28)*  
<https://ridgefieldct.portal.opengov.com/records/105173>

5.2. Regular Meeting Minutes - [March 24, 2026](#)

## 6. ADJOURN

### Notes

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