



**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 28, 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_Xlo-diAzSDK1OkCDSHLLsQ
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.) 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. **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.*
<http://ridgefieldct.portal.opengov.com/records/104670>

3.3. **(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>

- 3.4. **(Contd.) 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>
- 3.5. **(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>
- 3.6. **(Contd.) 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: 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.* <http://ridgefieldct.portal.opengov.com/records/104670>
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- 4.6. **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>

4.7. **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” with sign illumination and building lights located in CBD zone. *Owner: Carnall Insurance LLC; Applicant: Robert Mordente.*
<https://ridgefieldct.portal.opengov.com/records/105173>

4.8. **Temporary Moratorium Activities**

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

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

5. NEW BUSINESS

5.1. **MISC-26-4:** Eagle Scout project to construct a 10’x16’pavilion at Sturges Park to cover two picnic tables near the existing cabin. *Owner: Town of Ridgefield; Appl: Phil Kearns*
<https://ridgefieldct.portal.opengov.com/records/105489>

5.2. Regular Meeting Minutes – [April 14, 2026](#)

6. ADJOURN

Notes

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