



**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, May 12, 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_VvlaytIjREu5I-MBkG2VWw
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. **(Contd.) 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>
- 4.3. **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>
- 4.4. **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>
- 4.5. **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>
- 4.6. **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. **SP-26-5: 66 Grove Street, Unit 1:** Revision to a Special Permit (per RZR 9.2.A and 5.3) to revise the previously presented and approved fence style at “Tribeca Community School Ridgefield”. Owner: Lisa Eng Props LLC Lydia Li Trust Props LLC ET AL; Appl: Robert Jewell. *For receipt and schedule discussion. (Staff suggest discussion on May 26th)*
<https://ridgefieldct.portal.opengov.com/records/105657>

5.2. **SP-26-6: 137 Ethan Allen Hwy:** Revision to a Special Permit (per RZR 9.2.A and 5.2.D.5) for change of use from retail to manufacturing, production of food item-Popcorn for “Prospector popcorn LLC” in B-2 Zone. Owner: BHD Ridgefield Realty LLC; Applicant: Robert Jewell. *For receipt and schedule discussion. (Staff suggest discussion on May 26th)*
<https://ridgefieldct.portal.opengov.com/records/105658>

5.3. Regular Meeting Minutes –[April 28, 2026](#)

6. **ADJOURN**

Notes

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