



**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, June 23, 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\\_IDfaW7DzQdGvExEOi8V2xA](https://us02web.zoom.us/webinar/register/WN_IDfaW7DzQdGvExEOi8V2xA)  
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.) 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. OLD/CONTINUED BUSINESS**

4.1. **(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>

4.2. **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>

4.3. **VDC-26-4: 451 Main St: Village District Application** (per RZR 8.3; 5.1.B; 7.2.E.1 7.2.G) to replace existing sign with illuminated sign “ Mariner Tavern” with day/night vinyl with 4000k. *Owner: Ridgefield Equities; Appl: Matt Haskell.*  
<https://ridgefieldct.portal.opengov.com/records/105960>

4.4. **REF-26-2:** 66 Prospect Street, 8-24 Referral application for the construction of rain garden approximately 110’x30’ with depression of 18 inches in the lawn next to skate park to address impervious surface coverage at 66 Prospect Street aka 90 East Ridge Road Parcel ID E15-0203 Owner: Town of Ridgefield; Applicant: Jake Muller DPS/ Joseph Canas.  
<https://ridgefieldct.portal.opengov.com/records/106136>

**4.5. Temporary Moratorium Activities**

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

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

**5. NEW BUSINESS**

5.1. **A-26-5:** Text Amendment Application (per RZR 9.2.B) to amend Section 2.2 – Definitions, Add Section 7.18 – Sustainability Standards, Section 9.2.A.5.k – Sustainable design and site development, Section 10.2.E.27 – Special Permit Checklist. *Commission Initiated. To receive and schedule Public Hearing on July 14th.* <https://ridgefieldct.portal.opengov.com/records/106290>

5.2. Regular Meeting Minutes – [June 9, 2026](#)

**6. ADJOURN**