



**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, October 13, 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_FALu2BnXRFy1VYHgQs1ChQ

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)

2.1 225 Bennetts Farm Road.

3. PUBLIC HEARING

3.1. **(Contd.) SP-26-7: 0 Ethan Allen Hwy: Special Permit Application** (per RZR 9.2.A and 5.3.D.13) to create a golf driving range, parking area and related improvements in B-2 Zone. *Owner: EAP Property; Applicant: Robert Jewell.*

<https://ridgefieldct.portal.opengov.com/records/106587>

Applicant granted extension to continue Public Hearing to October 27th.

4. OLD/CONTINUED BUSINESS

4.1. **IF PUBLIC HEARING IS CLOSED: SP-26-7: Special Permit Application** (per RZR 9.2.A and 5.3.D.13) to create a golf driving range, parking area and related improvements in B-2 Zone. *Owner: EAP Property; Applicant: Robert Jewell.*

<https://ridgefieldct.portal.opengov.com/records/106587>

4.2. **(Contd.) REF-26-3: 221 Danbury Road:** 8-24 Referral application for purchase of property located at 221 Danbury Road for a new Public Safety Building accommodating the Ridgefield Police, Fire EMS, Ridgefield Volunteer Fire Department and communication center.
<https://ridgefieldct.portal.opengov.com/records/108674>

4.3. **(Contd.) REF-26-5: 29 Lakeview Drive:** 8-24 Referral for sale of land located at 29 Lakeview Drive (F08-0160). <https://ridgefieldct.portal.opengov.com/records/108679>

4.4. **Zoning Regulations Update**

4.4.1. [MISC-26-1](#): Zoning Regulations review. c/o Chair

4.4.1.1. Native plant discussion

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

5. **NEW BUSINESS**

5.1. [MISC-26-7](#): **6 Ivy Hill Road:** Pre-submission concept ((per RZR 9.2.E) to start an adult daycare center at a property located in RAA Zone.

5.2. **SP-26-12: 6 Ritch Drive: Special Permit Application** (per RZR 9.2.A and 3.4.C.2) for inground pool structure in the front yard at a property located in RAA zone. Owner: Anne-Marie Clifford and Bennett Covino; Appl: Samantha Brant. *(For receipt and schedule sitewalk and public hearing. Staff suggests sitewalk on November 8 and Public hearing on November 10th)*
<https://ridgefieldct.portal.opengov.com/records/108664>

5.3. **VDC-26-9: 439 Main Street: Village District Application** (per RZR 8.3; 5.1.B and 7.2.E) for building/ wall sign and awning “Fieldhouse Kitchen and Bar” located in CBD zone. Owner: Addessi Center II LLC; Appl: John Gazzola. *(For receipt and schedule discussion. Staff suggests discussion on October 27th)* <https://ridgefieldct.portal.opengov.com/records/108971>

5.4. Meeting Minutes – [September 22, 2026](#)

6. **EXECUTIVE SESSION** – Personnel Performance Review

7. **ADJOURN**