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, November 10, 2026 **Town Hall Annex, Meeting Room #2**
7:00 PM **66 Prospect Street, Ridgefield, CT**

Zoom Meeting link: https://us02web.zoom.us/webinar/register/WN_9qOhS3dTTTmLcXOIhIyVNA
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.**

- Application for SP-26-7, 0 Ethan Allen Highway, has been withdrawn by applicant
- Application SP-26-12, 6 Ritch Drive-Public hearing cannot be opened as Abutters Notification was not completed. The Public Hearing shall open on December 08, 2026.

1.3. **Approval of agenda**

2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)

2.1 225 Bennetts Farm Road.

3. OLD/CONTINUED BUSINESS

3.1. **Zoning Regulations Update**

3.1.1. MISC-26-1: Zoning Regulations review. c/o Chair

3.1.2. MISC-25-3: Branchville Strategic Review

4. NEW BUSINESS

4.1. **Election of Officers**

4.2. **2027 Proposed Calendar:** Regular Meetings and Sitewalks

4.3. **A-26-7: Text Amendment application** (per RZR 9.2.B) to amend Section-2.2 Definitions; 7.1-Landscaping; 9.2.A.5-Special Permit Criteria; re: Native Plants *Commission Initiated. (For receipt and schedule Public Hearing (Staff suggests Public Hearing second regular meeting in January)* https://ridgefieldct.portal.opengov.com/records/109246

4.4. **Meeting Minutes** – October 27, 2026

5. ADJOURN