



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION MEETING 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 21, 2025
7:00 PM**

**Town Hall Annex, Meeting Room #2
66 Prospect St, Ridgefield, CT**

Zoom meeting link:- https://us02web.zoom.us/webinar/register/WN_z1Kw38_VRfKmVBrB4pl6qw. 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: 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 <https://www.ridgefieldct.gov/planning-and-zoning-commission/pages/correspondence>).
- 1.3. Approval of agenda.

2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)

- 2.1. **362 Old Sib**
- 2.2. **967 Ethan Allen – Hoo Doo Brown**
Counsel sent the certified letter on October 08, 2025.
- 2.3. **34 Bailey Avenue**
Counsel sent the letter to the applicant re: the issues/ concerns raised by Commission for not using heat pumps exclusively at the above property per testimonials during the Public Hearing.

3. OLD/CONTINUED BUSINESS

- 3.1. **(Continued) SP-25-8: 258 Main Street:** Revision to Special Permit per (Per 9.2.A and 3.1.C.2) for allowing to host outdoor private events not related to museum in RA zone. *Owner: Aldrich Contemporary Art Museum Inc; Appl: Robert Jewell.*
<https://ridgefieldct.portal.opengov.com/records/101885>
- 3.2. **(Continued) MISC-25-4: 150 Danbury Road:** Designation of a Community sign board location. *Owner: Ridgefield Bank; Applicant: Robert Jewell. For discussion.*
<https://ridgefieldct.portal.opengov.com/records/102934>
- 3.3. **Quarterly report: July -September 2025.** %Staff.
- 3.4. **Temporary Moratorium Activities**

3.4.1. **General Regulation Review.** % Chair

3.4.2. **MISC-25-3: Branchville Strategic Review**

<https://ridgefieldct.portal.opengov.com/records/101786>

3.4.3. **RFP- Re: Planning Services**

4. NEW BUSINESS

4.1. Approval of Minutes:

4.1.1. [September 30, 2025](#)-Special Meeting

4.1.2. [October 7, 2025](#)– Regular Meeting

5. ADJOURN