

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



**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, April 26, 2022
7:00 PM**

**First Floor Conference Room, Town Hall Annex
66 Prospect Street, Ridgefield, CT**

Please note that this will be a hybrid meeting, held in accordance with PA 21-2, JSS, Sec 149. Participants may choose to attend in person at the venue noted above, or via Zoom webinar.

To register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_D_Mnx6BzS9ChS21ZeBSR6w

1. CALL TO ORDER

1.1. Distribution of agenda & previous minutes.

1.2. Distribution/acknowledgement of correspondence

- 1.2.1. From Michael Autuori re: light pollution (Apr 5, 2022)
- 1.2.2. From/to Casagmo Condominium Association (April 7 & 14, 2022)
- 1.2.3. To Ridgefield Parks & Recreation re: pickleball (April 11, 2022)
- 1.2.4. From Daniel Wehking re: recreational cannabis establishments (April 18, 2022)
- 1.2.5. From Mark Block (Executive Director, Shir Shalom) (Not dated)

1.3. Approval of agenda

2. OLD/CONTINUED BUSINESS

- 2.1. **SP-22-4 (34 Bailey Ave).** Discuss admin/planning re: room arrangements, consultants, referrals, and tentative meeting schedule. *Public Hearing scheduled for May 10, 2022.* % Chair & Director.
- 2.2. **PA 21-1 (Recreational cannabis establishments).** Discussion on BOS hearings & vote. Discussion on next steps required for PZC. % Chair.

2.3. **General legislative update.** HB 5204 (Fair Share); HB 5429 (TOD High Density As-of-Right); HB 5269 (Hybrid Meetings); HB 5165 (State POCD); etc. For discussion. % Chair

2.4. **8-30j Affordable Housing Plan.** Update/discussion (if any) on drafting process.

3. NEW BUSINESS

3.1. **46 Peaceable Street.** Discussion re: letter from Mark Block, Executive Director, Congregation Shir Shalom, regarding commercial use/activities on religious property. % Chair & Director.

3.2. **VDC-22-4; 395 Main Street.** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall sign “Houlihan Lawrence”. *Owner: Addressi Square LLC. Applicant: Ashlea Andrews. For receipt and scheduling discussion.*

3.3. **SP-22-5; 41 Governor Street.** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for reducing the scope of work for the proposed addition to the prior approval. *Owner: Boys and Girls Club of Ridgefield Inc. Applicant: Robert Jewell. For receipt, scheduling a sitewalk. and scheduling discussion.*

3.4. **2019-055-REV(SP)-SR; 353 Main St.** Applicant requests release of bond in the amount of \$192,632.44, posted for erosion and sediment control. Agent: John Kukulka, on behalf of St. Stephen’s Church. *For discussion and possible action.*

3.5. **RZ-22-1; 0 Ethan Allen Highway (F10-0092).** Zone change application per Section 9.2.C of the Town of Ridgefield Zoning Regulations for changing a zone from B-2 to Multi Family Development District (MFDD). *Owner: Ridgefield Professional Office Complex LLC. Applicant: Robert Jewell.. For receipt, scheduling a sitewalk and public hearing.*

3.6. **Approval of Minutes.**

3.6.1 **Regular Meeting, April 5, 2022**

4. ADJOURN