

**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, June 14, 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.

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_8RCRTZryRJOngpZX7njGGQ](https://us02web.zoom.us/webinar/register/WN_8RCRTZryRJOngpZX7njGGQ)

After registering, you will receive a confirmation email containing information about joining the webinar.

**1. CALL TO ORDER**

**1.1. Distribution of agenda & previous minutes.**

**1.2. Distribution/acknowledgement of correspondence**

1.2.1. Email from Ms. Gina Carey; Re:34 Bailey Avenue (received May 29, 2022)

1.2.2. Letter From Mr. Ahle; Re: Norwalk River Valley Trail (NRVT) (received June 07, 2022)

1.2.3. Email from Mr. Carr; Re: Cannabis Establishments (received June 08, 2022)

**1.3. Approval of agenda**

**2. PUBLIC HEARING**

**2.1. (Contd.) SP-22-4, 34 Bailey Avenue.** Special Permit Application per Section 9.2 and per Section 5.1.D of the Town of Ridgefield Zoning Regulations for new construction of mixed-use building with 3 commercial units on first floor and 25 residential units in the CBD zone. *35 Days to close a public hearing is June 14, 2022. Owner: Bailey Rail and Granary LLC. Applicant Agent: Robert R. Jewell.*

<https://ridgefieldct.viewpointcloud.com/records/86614>

**2.2. RZ-22-1; Ethan Allen Highway (F10-0092, G10-0057, G10-0037, G10-0056 totaling 29.204 acres).** Zone change application per Section 9.2.C of the Town of Ridgefield Zoning Regulations, to change the zone from B-2 to Multi Family Development District (MFDD) for four parcels: Tax Assessor’s Lots F10-0092, G10-0057, G10-0037, and a 2.782 acre portion of G10-0056. *Statutorily received on April 26, 2022. 35 days to close a Public Hearing is July 19, 2022. Owners: Ridgefield Professional*

*Office Complex LLC and Town of Ridgefield. Applicant Agent: Robert R. Jewell.*  
<https://ridgefieldct.viewpointcloud.com/records/86778>

2.3. **SP-22-7; 55 Scott Ridge Road.** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for construction of detached 2-car garage in the front yard. *Statutorily received on May 10, 2022. 35 days to close a public hearing is July 19, 2022. Owner: Howard & Jill Sharfstein. Applicant Agent: Elizabeth DiSalvo.*

<https://ridgefieldct.viewpointcloud.com/records/85868>

2.4. **SP-22-8; 773 Ridgebury Road.** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per section 7.16.D.3 for construction of solar panels more than six feet height in the backyard. *Statutorily received on May 10, 2022. 35 days to close a public hearing is July 19, 2022. Owner: Nicholas & Kiera Friedman. Applicant: Allyson Marroquin.*

<https://ridgefieldct.viewpointcloud.com/records/86998>

2.5 **SP-22-3; 417 Main Street.** Special Permit Application per Section 9.2 and per Section 5.1.D.4 to expand seating for more than 15 in the lower level of café. *Statutorily received on May 24, 2022. 35 days to close a public hearing is July 19, 2022. Owner: GAJ LLC. Applicant: Heather Bellizi.*

<https://ridgefieldct.viewpointcloud.com/records/86152>

### 3. OLD/CONTINUED BUSINESS

3.1. **VDC-22-3, 34 Bailey Avenue:** Village District Application (RZR 8.3 and 5.1.B) for new construction of mixed use building with 3 commercial units on first floor and 25 residential units in the CBD zone. *65 days to render a decision is June 09, 2022. Extension granted until June 14, 2022. Owner: Bailey Rail and Granary LLC. Applicant: Robert R. Jewell.*

<https://ridgefieldct.viewpointcloud.com/records/86615>

3.2. **PA 21-1 (Recreational cannabis establishments).** Update on ordinance proposed by Board of Selectmen. Discussion on next steps for PZC. % Chair.

3.3. **8-30j Affordable Housing Plan.** Update/discussion (if any) on drafting process.

### 4. NEW BUSINESS

4.1. **SP-22-10, 38 C Grove Street:** Special Permit Application (per RZR 9.2 & 5.3.D.17) to open a diagnostic sonography (ultrasound) school in the B-2 zone. *Owner: Damima Ridgefield Associates LLC. Applicant: Karen Nussbaumer. For receipt, and scheduling a site walk and Public Hearing.*

<https://ridgefieldct.viewpointcloud.com/records/87334>

4.2. **SP-22-11, 114 Main Street:** Revision to Special Permit Application (per RZR 9.2 & 3.2.C.12) to add two more bedrooms to an existing bed & breakfast (“The Fountain Inn”). *Owner: The Fountain Inn Ridgefield LLC. Applicant: Jeff Mose. For receipt, and scheduling a discussion and site walk.*

<https://ridgefieldct.viewpointcloud.com/records/87017>

4.3. Presentation by Norwalk River Valley Trail. % Charlie Taney, President NRVT. *For discussion.*

4.4. Referrals from City of Danbury Zoning Commission, re: (1) petition to extend moratorium on Cannabis Establishments within the City of Danbury through July 29, 2023, and (2) petition to amend

zoning regulations to allow certain types and quantities of Cannabis Establishments within certain zones, with various restrictions regarding distances to/from other land uses, parking, signage, screening, etc. For receipt, discussion, and possible action.

- 4.5. **A-22-1:** Regulation Amendment Application (per RZR 9.2.B), proposing to prohibit all medical and adult use Cannabis Establishments in all zoning districts in the Town of Ridgefield. *Public Hearing required, to open by August 18, 2022. Applicant: Kirk Carr. For receipt and discussion.*  
<https://ridgefieldct.viewpointcloud.com/records/87538>
- 4.6. Appointment of Ms. Alice Dew as Zoning Enforcement Officer (ZEO) (per CGS 8-3e & 8-12). For discussion and action/appointment.
- 4.7. Approval of Minutes.
  - 4.7.1. Site Walk Meeting – May 22, 2022
  - 4.7.2. Regular Meeting – May 24, 2022

## **5. EXECUTIVE SESSION**

- 5.1. Discussion re: P&Z Department staffing & personnel.

## **6. ADJOURN**

### FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes