

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, July 12, 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_TIG1njMeSPmoam0HG9pfMw

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

[Correspondence | Ridgefield CT](#)

1.2.1. Memo from Mr. Carr; Re:Cannabis A-22-1 (received July 05, 2022)

1.2.2. PA-21-29 from Mr. Carr (received July 07, 2022)

1.2.3. Accessory Dwelling Unit-WestCOG Toolbox, from Mr. Carr (received July 07, 2022)

1.3. Approval of agenda

2. PUBLIC HEARING

2.1. 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.*

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

3. OLD/CONTINUED BUSINESS

- 3.1. **(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. *Public Hearing closed on June 28, 2022. 65 days to render a decision is September 01, 2022. Owner: Bailey Rail and Granary LLC. Applicant Agent: Robert R. Jewell.*
<https://ridgefieldct.viewpointcloud.com/records/86614>

- 3.2. **(Contd.) 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. *Public Hearing closed on June 28, 2022. 65 days to render a decision is September 01, 2022. Owners: Ridgefield Professional Office Complex LLC and Town of Ridgefield. Applicant Agent: Robert R. Jewell.* <https://ridgefieldct.viewpointcloud.com/records/86778>

- 3.3. **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. *Applicant: Kirk Carr. Scheduling a Public Hearing date.*
<https://ridgefieldct.viewpointcloud.com/records/87538>

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

- 3.5. **8-30j Affordable Housing Plan.** Update/discussion (if any) on drafting process.

4. NEW BUSINESS

4.1. Approval of Minutes.

4.1.1. Regular Meeting – June 28, 2022

5. ADJOURN

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes