

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 (REVISED)**

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, May 10, 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_izFV999XSqmmQR52M72K1A

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. From Ms. McLean Re:34 Bailey Ave (April 28, 2022)

1.2.2. Letter from residents of Ballard Green Re: Affordable Housing Plan (May 04, 2022)

1.2.3. Email from Ms. Noyes (May 01, 2022)

1.2.4. Letter from Parking Authority Re: 34 Bailey Ave (May 09, 2022)

1.3. Approval of agenda

2. PUBLIC HEARING

2.1. 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: Robert R. Jewell.*

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

3. OLD/CONTINUED BUSINESS

- 3.1. **VDC-22-3, 34 Bailey Avenue:** Village District Application per Section 8.3 and Sec.5.1.B. 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. *65 days to render a decision is June 09, 2022. Owner: Bailey Rail and Granary LLC./Applicant: Robert R. Jewell.*
<https://ridgefieldct.viewpointcloud.com/records/86615>
- 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”. *65 days to render a decision is June 30, 2022. Owner: Addressi Square LLC. Applicant: Ashlea Andrews.*
<https://ridgefieldct.viewpointcloud.com/records/86721>
- 3.3. **PA 21-1 (Recreational cannabis establishments).** Discussion on BOS hearings & vote. Discussion on next steps required for PZC. % Chair.
- 3.4. **8-30j Affordable Housing Plan.** Update/discussion (if any) on drafting process.

4. NEW BUSINESS

- 4.1. **VDC-22-5; 426 Main Street.** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for awning and vinyl covering and sign for “Tablao”. *Owner: Urstadt Biddle Properties Inc. Applicant: Gerardo Flores. For receipt and scheduling a discussion.*
<https://ridgefieldct.viewpointcloud.com/records/86799>
- 4.2. **SP-22-6; 125 Danbury Road.** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for exterior renovations to add 2 reverse vending machines in the front of the property. *Owner: Equity One (Copps Hill) Inc. Applicant: Sarah Schaffer. For receipt and scheduling a discussion.*
<https://ridgefieldct.viewpointcloud.com/records/86456>
- 4.3. **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. *Owner: Howard & Jill Sharfstein. Applicant: Elizabeth DiSalvo. 65 days to schedule a Public hearing is July 14, 2022. For receipt and scheduling a sitewalk and Public Hearing.*
<https://ridgefieldct.viewpointcloud.com/records/85868>
- 4.4. **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 in the front yard. *Owner: Nicholas & Kiera Friedman. Applicant: Allyson Marroquin. 65 days to schedule a Public hearing is July 14, 2022. For receipt and scheduling a sitewalk and Public Hearing.*
<https://ridgefieldct.viewpointcloud.com/records/86998>
- 4.5. **SP-22-9; 439 Silver Spring Rd.** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for construction of a 60’x 30’ paddle court at Silver Spring Country Club. *Owner: Flat Rock Corp. Applicant: Elizabeth Merrihew. For receipt and scheduling a sitewalk and discussion.*

<https://ridgefieldct.viewpointcloud.com/records/87007>

4.6. ARPA Funding: To Support ECDC for funding approval.

4.7. **Approval of Minutes.**

4.7.1. Regular **Meeting**, April 26, 2022

4.7.2. **Sitewalk Meeting**, May 01, 2022

4.7.3. **Special Meeting**, May 04, 2022.

5. ADJOURN