

**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, June 28, 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\\_h1e2lHCWRyupl0i6FEMl9w](https://us02web.zoom.us/webinar/register/WN_h1e2lHCWRyupl0i6FEMl9w)

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. Letter from Mr. Tartaglia; Re:Cannabis (received June 20, 2022)

1.2.2. Staff Report from Ms. Dew; Re: Ethan Allen Highway Rezone-RZ-22-1 ( June 23, 2022)

1.2.3. Letter from Mr. Tartaglia Re: Rezone-RZ-22-1 ( June 24, 2022)

1.2.4. Draft Affordable Housing Plan-Revised June 23, 2022 by AHC ( June 24, 2022)

1.2.5. Email From Mr. Bryce Re:Rezone-RZ-22-1 ( June 27, 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. Extension granted until June 29, 2022.* Owner: Bailey Rail and Granary LLC. Applicant Agent: Robert R. Jewell.

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

- 2.2. **(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. *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>

### 3. OLD/CONTINUED BUSINESS

- 3.1. **PA 21-1 (Recreational cannabis establishments).** Update on ordinance proposed by Board of Selectmen. Discussion on next steps for PZC. % Chair.
- 3.2. **8-30j Affordable Housing Plan.** Update/discussion (if any) on drafting process.
- 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>

### 4. NEW BUSINESS

- 4.1. **SP-22-12, 50 Webster Road.** Special Permit Application (RZR 9.2) for construction of detached car garage in the front yard. *Owner: Rosemarie Lusher. Applicant: Luciano Lombardo. For receipt and scheduling a sitewalk and Public Hearing.* <https://ridgefieldct.viewpointcloud.com/records/87548>
- 4.2. Approval of Minutes.
  - 4.2.1. Regular Meeting – June 14, 2022
  - 4.2.2. Sitewalk Meeting-May 22, 2022 and June 12, 2022

### 5. ADJOURN

#### FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations  
CGS = Connecticut General Statutes