

**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  
REVISED AGENDA**

**ZOOM ONLY**

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

Planning & Zoning Commission will hold its meeting remotely using video technology in real time. Not less than twenty-four hours prior to the meeting, the public upon written request submitted to the office at 66 Prospect Street or email at [pzadmin@ridgefieldct.org](mailto:pzadmin@ridgefieldct.org), can be provided with the necessary electronic equipment, at a Town facility, to attend such meeting.

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Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_AJavGnZQQkKegcy0V8BJFg](https://us02web.zoom.us/webinar/register/WN_AJavGnZQQkKegcy0V8BJFg)

After registering, you will receive a confirmation email containing information about joining the webinar. The email is sent from an account used for sending messages only. Do not reply to that email. Please contact departments instead.

## **1. CALL TO ORDER**

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

### **1.2. Distribution/acknowledgement of correspondence**

[Correspondence | Ridgefield CT](#)

1.2.1. Email from Ms. Beaulieu; Re: Affordable Housing Plan (received July 12, 2022)

1.2.2. Email from Mr. Hulbert with a photograph. Re: Casagmo Rain Event (received July 19, 2022)

### **1.3. Approval of agenda**

## **2. PUBLIC HEARINGS**

### **2.1. 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.*

<https://ridgefieldct.viewpointcloud.com/records/87548>

### 3. OLD/CONTINUED BUSINESS

- 3.1. **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.*  
<https://ridgefieldct.viewpointcloud.com/records/87548>
- 3.2. **(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>
- 3.3. **(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>
- 3.4. **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. **A-22-2:** Regulation Amendment Application (per RZR 9.2.B), for extension of the existing moratorium for medical and adult use Cannabis Establishments in all zoning districts in the Town of Ridgefield. *Commission initiated. Scheduling a Public Hearing date.*  
<https://ridgefieldct.viewpointcloud.com/records/87924>
- 4.2. **SP-22-13; 42 Oscaleta Road.** Special Permit Application (RZR 9.2) and per (RZR 3.2.C.5) to approve an accessway as part of First Division of property. *Owner: Gerald & Linda Koren. Applicant: Robert Jewell. For receiving and scheduling a sitewalk and public hearing.*  
<https://ridgefieldct.viewpointcloud.com/records/87850>
- 4.3. **SP-22-14; 19 Great Pond Road.** Special Permit Application (RZR 9.2) and per (RZR 3.4.C.1) for the approval of four (4) pickle Ball courts in the front yard at Martin Park. *Owner: Town of Ridgefield. Applicant: Dennis Dipinto; Parks & Recreation. For receiving and scheduling a sitewalk and public hearing.*  
<https://ridgefieldct.viewpointcloud.com/records/87953>

4.4. **REF-22-3**; 8-24 Referral Application for acceptance of Aquarion Water Company easement at the intersection of North Street and Barlow Mountain Road. *To acknowledge the receipt.*  
<https://ridgefieldct.viewpointcloud.com/records/87943>

4.5. Approval of Minutes.

4.5.1. Regular Meeting – July 12, 2022

## **5. ADJOURN**

### FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes