

**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  
SPECIAL MEETING 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, August 16, 2022, 7:00 PM**

The Planning & Zoning Commission will hold this 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\\_TuK2skROQI2W2K7nh5O5hA](https://us02web.zoom.us/webinar/register/WN_TuK2skROQI2W2K7nh5O5hA)

After registering, you will receive a confirmation email containing information about joining the webinar. The email is sent from an automated system; please do not reply to that email. If you have questions or need further assistance, please contact the Planning & Zoning Department.

**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 A-22-1(received August 05, 2022)

**1.3. Approval of agenda**

**2. PUBLIC HEARING**

**2.1. (Contd.) 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>

**2.2. 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.*

<https://ridgefieldct.viewpointcloud.com/records/87538>

- 2.3. **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.*  
<https://ridgefieldct.viewpointcloud.com/records/87924>

### 3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: 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.*  
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- 3.2. **If Public Hearing is Closed: 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.*  
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- 3.3. **If Public Hearing is Closed: 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.*  
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- 3.4. **(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>

### 4. NEW BUSINESS

None.

### 5. ADJOURN

#### FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes