

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**

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, September 13, 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, 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_xlgHm7UOS4mYRhFR5fQ7ww

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. Letters/Emails from Residents/Patrons; Re:Martin Park Pickle Ball (SP-22-14)

1.3. **Approval of agenda**

2. PUBLIC HEARINGS

2.1. **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.*

<https://ridgefieldct.viewpointcloud.com/records/87850>

- 2.2. **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.*
<https://ridgefieldct.viewpointcloud.com/records/87953>
- 2.3. **(Contd.) 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>

3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: 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.*
<https://ridgefieldct.viewpointcloud.com/records/87850>
- 3.2. **If Public Hearing is Closed: 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.*
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- 3.3. **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.*
<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. **34 Bailey Ave, Final conditions of Approval.**
- 3.6. **0 Ethan Allen: Final Conditions of Denial.**
- 3.7. **[Pending ID]; Inclusionary Zoning Regulation Amendment (RZR 9.2.B).** For discussion and potentially scheduling a Public Hearing (suggest September 28, 2022). c/o Chair.

4. NEW BUSINESS

- 4.1. **Public Act 21-1 – “Opt-Out(s)”.** If desired by Commission, must be initiated by two-thirds of PZC, followed by Public Hearing, and then ratified by BOS before January 1, 2023. *For discussion, and possible motion to schedule a Public Hearing (suggest September 28, 2022).* % Director P&Z.
- 4.2. **SP-22-15, 113 Danbury Road.** Revision to Special Permit (RZR 9.2 & RZR 7.2.E.3) to install second sign on building “Stacey’s Totally Baked”. *Owner: Shirley Sampson. Applicant: Adam Sussman. For receipt and scheduling a discussion (suggest September 28, 2022).*

<https://ridgefieldct.viewpointcloud.com/records/88193>

- 4.3. **SP-22-16; 29 Manor Road.** Special Permit Application (RZR 9.2) to approve an inground pool in the front yard. Owner: Anthony Defoe. Applicant: Nicholas Ackerman. For receipt, scheduling a sitewalk (suggest XXX), and scheduling a Public Hearing (suggest XXX).
<https://ridgefieldct.viewpointcloud.com/records/87677>
- 4.4. **SP-22-17; 252 Bennetts Farm Road.** Special Permit Application (RZR 9.2) for installation of detached garage in the front yard. Owner/Applicant: Dylan Cathers. For receipt and scheduling a sitewalk and public hearing.
<https://ridgefieldct.viewpointcloud.com/records/88272>
- 4.5. **VDC-22-9; 19 Governor Street.** Village District Application (RZR 9.2) per (RZR 5.1.B) for a window signs –“Jill Rae designs”. Owner: *Donnelly Joseph Gavin Trustee EtAl.* Applicant: *Jillian Rae.* For receipt and scheduling a discussion.
<https://ridgefieldct.viewpointcloud.com/records/88526>
- 4.6. **SP-22-18; 6 Farmingville Road,** Revision to Special Permit Application (RZR9.2) for removal of a prior special permit condition to allow one residential unit on first and second floor in the B-3 zone. Owner: *Longo Carwash LLC.* Applicant: *Robert R. Jewell.* For receipt and scheduling a discussion.
<https://ridgefieldct.viewpointcloud.com/records/88622>
- 4.7. Pre-Submission Concept (per 9.2.E) at **901 Ethan Allen Highway.** % Dr. Lipton
- 4.8. **Pre-Submission Concept (per 9.2.E) for Main Street signage.** c/o Glori Norwitt, ECDC.
- 4.9. **[Pending ID]; Regulation Amendment re: signage update (RZR 9.2.B & RZR 7.2.).** For discussion and scheduling a Public Hearing (suggest October 11, 2022). c/o Chair.
- 4.10. Release of Bond
 - 4.10.1. **8 New Street:** Release of Bond for Amount \$2,200.00 posted for Erosion and Sediment control and Stormwater Management.
- 4.11. Approval of Minutes.
 - 4.11.1. Regular Meeting – July 26, 2022
 - 4.11.2. Special Meeting- August 16, 2022

5. ADJOURN

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes