



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION**

AGENDA

Tuesday, October 12 2021, 7:00P.M.

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.

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766

When: Oct 12, 2021 07:00 PM Eastern Time (US and Canada)
Topic: PZC Webinar

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_EeuN75qtQBmqxL9DCBdOag

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.

I. Call to Order

II: Public Hearing:

1. **SP-21-14:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to install two wall signs – “Jaipore” on the front elevation at **19 Bailey Avenue**.
Owner: Jeannette Laforte. Applicant: Malvyn Paulino.
<https://ridgefieldct.viewpointcloud.com/records/82474>
2. **SP-21-17:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C for construction of inground pool and site improvements in the front yard at a property located at **65 Peaceable Ridge Road**. *Owner: Jonathan Tropper & Stephanie Abram. Applicant: Harry Rocheville.*
<https://ridgefieldct.viewpointcloud.com/records/83645>

3. **SP-21-18:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.C.1 for a major occupation at the property located at **46 West Branchville Road**. *Owner/Applicant: Olivia Mandelbaum.*
<https://ridgefieldct.viewpointcloud.com/records/83743>

III: Discussions:

1. **SP-21-14:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to install two wall signs – “Jaipore” on the front elevation at **19 Bailey Avenue**. *Owner: Jeannette Laforte. Applicant: Malvyn Paulino.*
<https://ridgefieldct.viewpointcloud.com/records/82474>
2. **SP-21-17:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C for construction of inground pool and site improvements in the front yard at a property located at **65 Peaceable Ridge Road**. *Owner: Jonathan Tropper & Stephanie Abram. Applicant: Harry Rocheville.*
<https://ridgefieldct.viewpointcloud.com/records/83645>
3. **SP-21-18:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.C.1 for a major occupation at the property located at **46 West Branchville Road**. *Owner/Applicant: Olivia Mandelbaum.*
<https://ridgefieldct.viewpointcloud.com/records/83743>
4. **SP-21-15 (Contd.):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per section 3.2.C to use the religious meeting room to include classrooms space and food service /coffee shop within existing building at **602 Ridgebury Road**. *Owner: Ridgebury Congregational Church United Church of Christ. Applicant: Robert R. Jewell.*
<https://ridgefieldct.viewpointcloud.com/records/82837>
5. **VDC-21-7:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for exterior renovations at **409 Main Street**. *Owner: 85 Prospect Street LLC. Applicant: Jeff Mose.*
<https://ridgefieldct.viewpointcloud.com/records/82957>

IV: New Submissions:

1. **VDC-21-10:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations to install signs “Trillium architects and BPC builders ” on front

and west side of the building at **16 Bailey Avenue**. *Owner/Applicant: Elizabeth DiSalvo. For receipt and schedule discussion.*

<https://ridgefieldct.viewpointcloud.com/records/84030>

2. **SP-21-19:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for expansion of 641 Square feet of addition and patio at Ridgefield Playhouse at **80 East Ridge Road**. *Owner: Town of Ridgefield. Applicant: Doug MacMillan. For receipt and scheduling a sitewalk and discussion.*

<https://ridgefieldct.viewpointcloud.com/records/84043>

3. **A-21-6:** Regulation Amendment Application per Sec. 9.2.B of the Town of Ridgefield Zoning Regulations to amend Sections 3.3, 5.6 and 7.3 to update Accessory Dwelling Unit and parking regulations to comply with Public Act 21-29. *Commission initiated. For receipt and scheduling a Public Hearing.*

<https://ridgefieldct.viewpointcloud.com/records/84126>

4. **A-21-7:** Regulation Amendment Application per Sec. 9.2.B of the Town of Ridgefield Zoning Regulations to amend Section 8 to incorporate zoning considerations for ecological impacts on Long Island Sound as required by Public Act 21-29. *Commission initiated. For receipt and scheduling a Public Hearing.*

<https://ridgefieldct.viewpointcloud.com/records/84127>

5. **SP-21-20:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per section 7.2.E.3 to install second sign “Lantern” at the property located at **59 Ethan Allen Highway**. *Owner: Club Ched LLC. Applicant: Ashlea Andrews. For receipt and scheduling a discussion.*

<https://ridgefieldct.viewpointcloud.com/records/84198>

V: Correspondence:

VI: Approval of Minutes:

- **PZC Meeting**-September 28, 2021
- **Sitewalk Minutes**- October 10, 2021

VII: Adjourn