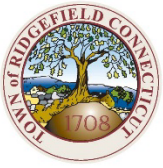


NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
AGENDA**

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, October 25, 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_WPeQXK2aSCGKHLtuBnwVXQ

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: [Correspondence | Ridgefield CT](#)

1.1.1. 2022.10.19- 19 Great Pond Rd- Letter from P&R

1.2. Approval of agenda

2. PUBLIC HEARINGS

2.1. **(Contd.) 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>

2.2. **A-22-4:** Regulation Text Amendment (per PZR 9.2.B) for Section 7.13- Cannabis Establishments and Section 8.6-Uses Subject to Moratorium. *% Commission*
<https://ridgefieldct.viewpointcloud.com/records/89000>

2.3. **MISC-22-6:** Opt-Out Public Act 21-29. *% Commission*
<https://ridgefieldct.viewpointcloud.com/records/88279>

3. OLD/CONTINUED BUSINESS

- 3.1. **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.*
<https://ridgefieldct.viewpointcloud.com/records/87953>
- 3.2. **If Public Hearing is Closed: A-22-4:** Regulation Text Amendment (per PZR 9.2.B) proposing for Section 7.13- Cannabis Establishments and Section 8.6-Uses Subject to Moratorium.% *Commission*
<https://ridgefieldct.viewpointcloud.com/records/89000>
- 3.3. **If Public Hearing is Closed: MISC-22-6:** Opt-Out Public Act 21-29.% *Commission*
<https://ridgefieldct.viewpointcloud.com/records/88279>
- 3.4. **VDC-22-10: 409 Main Street.** Village District Application (RZR 8.3 and Sec.5.1.B.) for installing building and window signs “Deborah Ann Sweets” . *Owner: 409 Main Street LLC. Applicant: Michael Grissmer.*
<https://ridgefieldct.viewpointcloud.com/records/89036>
- 3.5. **SP-22-19; 409 Main Street.** Revision to Special Permit (RZR 9.2) to install second sign on the building “Deborah Ann Sweets”. *Owner: 409 Main Street LLC. Applicant: Michael Grissmer.*
<https://ridgefieldct.viewpointcloud.com/records/89073>

4. NEW BUSINESS

- 4.1. **SP-22-20, 0 Danbury Road:** Revision to Special Permit (RZR 9.2) for the prior approval of accessway and to allow the premise to be served by existing accessway to Great Hill Rd. *Owner: Reid Nancy. Applicant: Robert Jewell. For receipt and scheduling a site walk and discussion.*
- 4.2. **REF-22-4:** 8 -24 Referral Application for proposed use of unimproved portion of Spectacle Lane adjacent to Lot 6 Witon Rd East. The purpose is to relocate a brook crossing to a narrower section of the brook. *For receipt and acknowledgement.*
<https://ridgefieldct.viewpointcloud.com/records/89298>
- 4.3. **REF-22-5:** 8-24 Referral Application for Declaration of Open space for various parcels totaling 1,059 acres to be managed under the jurisdiction of the Ridgefield Conservation Commission. *For receipt and acknowledgement.*
<https://ridgefieldct.viewpointcloud.com/records/89299>
- 4.4. **REF-22-6:** 8-24 Referral Application for Declaration of Conservation Easement pertaining to Parcel of land C08-0034 consisting of 27.34 acres on North Salem Road. *For receipt and acknowledgement*
<https://ridgefieldct.viewpointcloud.com/records/89300>
- 4.5. Approval of Minutes.

4.5.1. Regular Meeting – October 11, 2022

4.5.2. Special Meeting- October 06, 2022

5. ADJOURN

6. FOOTNOTES:

7. RZR = Town of Ridgefield Zoning Regulations

8. CGS = Connecticut General Statutes