**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**

**MEETING AGENDA (REVISED)**

**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, January 17, 2023** **First Floor Conference Room, Town Hall Annex**

**7:00 PM 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_wWDgt9ZqSlSDhPmmVpus3Q>

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.

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1. **CALL TO ORDER**
   * 1. **Distribution of agenda & previous minutes:** [**Correspondence | Ridgefield CT**](https://www.ridgefieldct.org/planning-and-zoning-commission/pages/correspondence)

T. O’Connor re: 63-67 Prospect St. email dated 1/9/23

J. Shaw re: 63-67 Prospect St., dated 1/12/2023

* + 1. **Approval of agenda**

1. **PUBLIC HEARINGS**

**2.1** **SP-22-22: 353 Main Street**; Revision to Special Permit Application (per RZR 9.2.A) to operate RCK preschool at St. Stephen’s Church in RA Zone. *Owner: St.Stephen’s Episcopal Church of Ridgefield. Applicant: Rebecca Nickles.*

<https://ridgefieldct.viewpointcloud.com/records/89750>

**2.2** **(Contd.)A-22-6:** Regulation Text Amendment (per PZR 9.2.B) for Section 7.3.C.1- Parking in the CBD Zone. *Commission initiated*. <https://ridgefieldct.viewpointcloud.com/records/89749>

1. **OLD/CONTINUED BUSINESS**

**3.1** Discussion of Litigation/Potential Resolution re: 63 Prospect Street <https://ridgefieldct.viewpointcloud.com/records/90117>

**3.2 VDC-22-12: 451 Main Street**; Village District Application (per RZR 8.3 and RZR 5.1.B. of the Town of Ridgefield Zoning Regulations for installing a freestanding sign “CVS” in the CBD zone. Owner: Ridgefield Equities LLC. Applicant: Ashlea Andrews.

<https://ridgefieldct.viewpointcloud.com/records/90060>

1. **NEW BUSINES****S**

**4.1 VDC-22-11: 1 Bailey Avenue;** Village District Application (per RZR 8.3 and RZR 5.1.B. of the Town of Ridgefield Zoning Regulations for installing a building sign “CY collective” in the CBD Zone.Owner: Urstadt Biddle Properties Inc.. Applicant: Lina Zhang. *For receipt and schedule a discussion.*

<https://ridgefieldct.viewpointcloud.com/records/89970>

**4.2** Discussion of Electrical Vehicle Charging Stations as per P.A. #22-25, Section 5. <https://ridgefieldct.viewpointcloud.com/records/79986>

**4.3** Approval of Minutes

* Regular meeting- January 3, 2023
* Sitewalk meeting- January 8, 2023

1. **ADJOURN**

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes