



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
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, March 21, 2023
7:00 PM**

**Town Hall Annex, Meeting Room #2
66 Prospect Street, Ridgefield, CT**

Participants may choose to attend in person at the Annex or via Zoom.

Meeting link:-https://us02web.zoom.us/webinar/register/WN_YCs4JSiaTf2TYCqXPXvDMg

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

1. CALL TO ORDER

- 1.1. Distribution of agenda & previous minutes.
- 1.2. Distribution/acknowledgement of correspondence
 - 1.2.1. Correspondence from A. and C. Neblett on 3/14/2023
 - 1.2.2. Correspondence from L. Noyes on 3/17/2023
- 1.3. Approval of agenda

2. PUBLIC HEARINGS

- 2.1. **SP-23-2: 10 Kingswood Place: Special Permit Application** (per RZR 9.2 per RZR 3.4.B.2) to install an inground pool in the front yard. *Owner: Ben & Kristin Beardslee, Applicant: Sara DeMici* <https://ridgefieldct.viewpointcloud.com/records/90641>
- 2.2. **SP-23-3: 967 Ethan Allen Highway: Revision to Special Permit Application** (per RZR 9.2 and 5.6.C) for the exterior addition for smokers and cooking space at Hoo Doo Brown Restaurant. *Owner: 967 Ethan Allen Highway LLC.Applicant: Peder Scott.* <https://ridgefieldct.viewpointcloud.com/records/90826>

3. OLD/CONTINUED BUSINESS

- 3.1 **IF PUBLIC HEARING IS CLOSED: SP-23-2: 10 Kingswood Place: Special Permit Application** (per RZR 9.2 per RZR 3.4.B.2) to install an inground pool in the front yard. *Owner: Ben & Kristin Beardslee. Applicant:Sara DeMici.* <https://ridgefieldct.viewpointcloud.com/records/90641>
- 3.2 **IF PUBLIC HEARING IS CLOSED: SP-23-3: 967 Ethan Allen Highway: Special Permit Application** (per RZR 9.2 and 5.6.C) for the exterior expansion of the Hoo Doo Brown Restaurant. *Owner: 967 Ethan Allen Highway LLC.Applicant: Peder Scott.*

<https://ridgefieldct.viewpointcloud.com/records/90826>

- 3.3 **(Continued) A-22-5:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 4.6 and Section 8.8 for Inclusionary Zoning. *Commission initiated.*
<https://ridgefieldct.viewpointcloud.com/records/89747>
- 3.4 (Continued) Discussion re: local implementation of Public Act 22-25, section 5(c), concerning electrical vehicle charging stations at commercial or multi-occupant buildings.
<https://ridgefieldct.viewpointcloud.com/records/90372>
- 3.5 (Continued) Discussion and possible action re: bills under consideration at 2023 General Assembly legislative session.
- 3.6 **VDC-23-1: 17 Catoonah Street:** Village District Application (per RZR 8.3 and 5.1.B) to install a wall sign “Treats Pupperia” in CBD district. *Statutorily received on March 07, 2023. Owner: 15-17 Catoonah Street LLC. Applicant: Kyle Neumann. For scheduling discussion.*
<https://ridgefieldct.viewpointcloud.com/records/90947>
- 3.7 **SP-23-4: 17 Catoonah Street:** Special Permit Application (per PZR 9.2 and 7.2.E.3) to install second building sign –“Treats Pupperia” . *Statutorily received on March 07, 2023. Owner: 15-17 Catoonah Street LLC. Applicant: Kyle Neumann. For scheduling sitewalk and Public Hearing.*
<https://ridgefieldct.viewpointcloud.com/records/90906>

4. NEW BUSINESS

- 4.1. **SP-23-6: 70 West Branchville Road;** Revision to Special Permit Application (per RZR 9.2) for addition of extra storage units. *Owner: MHC 117(Ridgefield CT) LLC. Applicant: Norman Kotoch. For receipt and schedule a sitewalk and discussion.*
<https://ridgefieldct.viewpointcloud.com/records/90724>
- 4.2. **RZ-23-1: 0 Ethan Allen Highway G10-0057;** Zone change Application per (RZR 9.2.C) from B-2 to MFDD for 29.2 acres parcel. *Owner/Applicant: Ridgefield Professional Office Complex LLC. For receipt and scheduling a site walk and Public Hearing.*
<https://ridgefieldct.viewpointcloud.com/records/91000>
- 4.3. **SP-23-7: 0 Ethan Allen Highway G10-0057;** Special permit application for construction of thirteen Multifamily residential buildings, one community meeting house, outdoor pool amenity space, stormwater management system, associated site work. *Owner/Applicant: Ridgefield Professional Office Complex LLC. For receipt and scheduling a sitewalk and public hearing.*
<https://ridgefieldct.viewpointcloud.com/records/90988>
- 4.4. **SP-23-8: 901 Ethan Allen Highway:** Revision to Special Permit Application (per RZR 9.2) to update the North parking lot- vehicular access using existing entrance which crosses onto this site via newly constructed stream channel crossing entrance. *Owner/Applicant: Ridgefield Professional Office Complex LLC. For receipt and scheduling a sitewalk and discussion*
<https://ridgefieldct.viewpointcloud.com/records/91015>
- 4.5. **SP-23-9: 207 Main Street;** Revision to Special Permit Application (per RZR 9.2) to open a “Jesse Lee Common’s Farmer’s Market” starting July on alternate Saturdays until October 2023. *Owner: Jesse Lee Memorial Church of Ridgefield. Applicant: Jefferey Vreeland.*

For receipt and scheduling a discussion.

<https://ridgefieldct.viewpointcloud.com/records/91014>

- 4.6. **AH-23-1: 0 Farmingville Road; F13-0003;** Affordable Housing Application per CGS §8-30g construct 6-unit multi-family building. For receipt and scheduling a sitewalk and public hearing.

<https://ridgefieldct.viewpointcloud.com/records/91087>

- 4.7. **SP-23-10: 43 Briar Ridge Road; Special Permit Application** (per RZR 9.2 per RZR 3.4.B.2) to install an inground pool in the front yard. *Owner: Justin & Sarah Rosen. Applicant: Samantha Brant.* For Receipt and scheduling a sitewalk and Public Hearing.

<https://ridgefieldct.viewpointcloud.com/records/91132>

- 4.8. Approval of Minutes

4.8.1. Regular Meeting – February 21, 2023

4.8.2. Sitewalk Meeting – March 12, 2023

5. Executive Session

- 5.1. Personnel Annual Review

6. Adjourn

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes