



**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, April 4, 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_jVQN_HzsSS6uTUSWykWAsA

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 C. Lichtenauer, Esq. and W. Mazzucco, Esq. 3/30/2023

1.3. Approval of agenda

2. PUBLIC HEARINGS

2.1. **(Contd.) 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-23-3: 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>

3.2. **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. *Owner: 15-17 Catoonah Street LLC. Applicant: Kyle Neumann.* <https://ridgefieldct.viewpointcloud.com/records/90947>

3.3. **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.* <https://ridgefieldct.viewpointcloud.com/records/90724>

3.4. **(Contd.) 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>

3.5. **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.*
<https://ridgefieldct.viewpointcloud.com/records/91014>

3.6. Charter Review Commission

4. NEW BUSINESS

4.1. **SP-23-11: 8 Linden Road;** Special Permit Application (per RZR 9.2 per RZR 3.4.B.2 to install a 160 Sq ft. shed in the front yard. *Owner/Applicant: Melissa Brent. For receipt and scheduling a public hearing.* <https://ridgefieldct.viewpointcloud.com/records/86851>

4.2. **VDC-23-2: 470 Main Street;** Village District Application (per RZR 8.3 and RZR 5.1.B. of the Town of Ridgefield Zoning Regulations for installing a building sign “Brasserie Saint-Germain” at restaurant. *Owner:Urstdat Biddle Properties Inc. Applicant: John Massari. For receipt and scheduling a discussion.* <https://ridgefieldct.viewpointcloud.com/records/91235>

4.3. Approval of Minutes

4.3.1. Meeting Minutes-March 21, 2023

4.3.2. Sitewalk Minutes-March 26, 2023

5. ADJOURN

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes