



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
REVISED 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, May 16, 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/j/84481111111>

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
- 1.3. Approval of agenda

2. PUBLIC HEARINGS

- 2.1. **RZ-23-1; 0 Ethan Allen Highway (G10-0057; 27.013 ac.)** Zone change application per Section 9.2.C of the Ridgefield Zoning Regulations for changing the zone from B-2 to Multi Family Development District (MFDD): Tax Assessor’s Lots G10-0057. *Owner/Applicant: Ridgefield Professional Office Complex LLC (35 days to close Public Hearing is June 20, 2023-no extension days used)* <https://ridgefieldct.viewpointcloud.com/records/91000>
- 2.2. **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. (35 days to close Public Hearing is June 20, 2023-no extension days used)* <https://ridgefieldct.viewpointcloud.com/records/90988>
- 2.3. **SP-23-8; 901 Ethan Allen Highway,** Revision to Special Permit (per RZR 9.2.A) for updating the north parking entrance involving emergency vehicles, parking requirements, fire safety and drainage. *Owners/Applicant: Ridgefield Professional Office Complex LLC. (35 days to close Public Hearing is June 20, 2023-no extension days used)* <https://ridgefieldct.viewpointcloud.com/records/91015>
- 2.4. **A-23-1:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 7.3.D for Electric Vehicle Charging Stations. *Commission initiated.* <https://ridgefieldct.viewpointcloud.com/records/91638>

3. OLD/CONTINUED BUSINESS

- 3.1. **SP-23-12; 120 Prospect Street;** Revision to Special Permit (per RZR9.2A) to widen the road and remove the sidewalk. *Owner: Prospect Woods Condominium Assoc. Applicant: Nancy Tine*
<https://ridgefieldct.viewpointcloud.com/records/91481>
- 3.2. **(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>
- 3.3. Discussion re: Digital Signage potential regulation change.
<https://ridgefieldct.viewpointcloud.com/records/91467>
- 3.4. (Continued) Discussion and possible action re: bills under consideration at 2023 General Assembly legislative session.
- 3.5. Discussion on Outdoor Eating Areas

4. NEW BUSINESS

- 4.1. **REF-23-1:** 8 -24 Referral Application for possible purchase of property ID G10-0057 located at 901 Ethan Allen Highway totaling 2.191 acres. *For receipt and acknowledgement.*
- 4.2. **VDC-23-4; 4 Prospect Street:** Village District Application (per RZR 8.3 and 5.1.B) to install a wall sign “Raymond James” in CBD district. *Owner: MDJM LLC. Applicant: Ashlea Andrews.*
For receipt and scheduling a discussion.
<https://ridgefieldct.viewpointcloud.com/records/91892>
- 4.3. Approval of Minutes
 - 4.3.1. Special Meeting Minutes – April 18, 2023
 - 4.3.2. Meeting Minutes-May 2, 2023

5. ADJOURN