



**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, June 06, 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\\_XqRqthb7TgedKLkCpo9NOQ](https://us02web.zoom.us/webinar/register/WN_XqRqthb7TgedKLkCpo9NOQ)

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. **(Contd.) 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. **(Contd.) 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. **(Contd.) 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. **(Contd.) 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. **(Contd.)** Discussion and possible action re: bills under consideration at 2023 General Assembly legislative session.
- 3.2. **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 discussion.*  
<https://ridgefieldct.viewpointcloud.com/records/91892>

### 4. NEW BUSINESS

- 4.1. **A-23-2:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 7.2.C.12; Section 7.2.E.11 and Section 7.2.G.2 and 7.2.G.3 for the digital signage. *Commission initiated. For receipt and scheduling a Public Hearing for June 20, 2023 as stated.*  
<https://ridgefieldct.viewpointcloud.com/records/91961>
- 4.2. **A-23-3:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2 and Section 8.8 for outdoor eating/dining areas. *Commission initiated. For receipt and scheduling a Public Hearing for June 20, 2023 as stated.*  
<https://ridgefieldct.viewpointcloud.com/records/91962>
- 4.3. **VDC-23-5; 16 Bailey Avenue:** Village District Application (per RZR 8.3 and 5.1.B) to install a wall sign “Chou Chou” in CBD district. *Owner: Vanacker Partners LLC. Applicant: Michael Bennett. For receipt and discussion.*  
<https://ridgefieldct.viewpointcloud.com/records/91955>
- 4.4. **SP-23-13; 750 North Salem Road:** Revision to Special Permit (per RZR 9.2.A) for installation of solar carport in the parking lot of Ridgefield high school to serve 4 meters (2 at High school and 2 at Scotts Ridge). *Owner: Town of Ridgefield. Applicant: Patrick Lewis. For receipt and discussion.*  
<https://ridgefieldct.viewpointcloud.com/records/91929>
- 4.5. Approval of Minutes
- 4.5.1. Meeting Minutes – May 16, 2023

### 5. ADJOURN