



**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING 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, August 1, 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\\_dNMBT1FuRMOaSGwUhTaGGA](https://us02web.zoom.us/webinar/register/WN_dNMBT1FuRMOaSGwUhTaGGA)  
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  
*Correspondence related to current application(s) are uploaded to the relevant application and can be found through the Town of Ridgefield Website.*
  - Letter from J. Tartaglia dated July 20, 2023
  - Letter from G. Deleon re: TOC Walk Audit
- 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. Extension granted until August 1, 2023. (42 days used; 23 extension days remain)*  
<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. Extension granted until August 1, 2023. (42 days used; 23 extension days remain)*  
<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. Extension granted until August 1, 2023. (42 days used; 23 extension days remain) <https://ridgefieldct.viewpointcloud.com/records/91015>

### 3. OLD/CONTINUED BUSINESS

- 3.1. **(Cont.) 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*  
<https://ridgefieldct.viewpointcloud.com/records/91929>
- 3.2. **(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. (Public Hearing closed June 2, 2023)* <https://ridgefieldct.viewpointcloud.com/records/91638>
- 3.3. **(Contd.) 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.*  
<https://ridgefieldct.viewpointcloud.com/records/91962>

### 4. NEW BUSINESS

- 4.1. **SP-23-18: 96 Round Lake Rd:** Special Permit (per RZR 9.2.A and 7.5.D.3.1) for the filling and grading to support existing retaining wall. *Owner: David & Tyler Burton. Applicant: John Palazzo. For scheduling a Site walk and Public Hearing.*  
<https://ridgefieldct.viewpointcloud.com/records/92723>
- 4.2. **Presentation by Ridgefield Pride re: rainbow crosswalk**
- 4.3. **Approval of Minutes**
  - 4.3.1. Meeting Minutes – July 5, 2023
  - 4.3.2. Sitewalk Minutes – July 23, 2023

### 5. ADJOURN