



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
MEETING 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, September 05, 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_CKkH21gPRH6AYvXzHetX5A
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](#)

Correspondence related to current application(s) are uploaded to the relevant application and can be found through the Town of Ridgefield Website.

- 1.3. Approval of agenda

2. PUBLIC HEARINGS

- 2.1. **SP-23-16: 92 Grove Street;** Special Permit (per RZR 9.2.A and 7.3.E.3) for a second sign on the building. *Owner: 92 Grove Street Realty LLC. Applicant: Keith Gerety.*
<https://ridgefieldct.viewpointcloud.com/records/92453>
- 2.2. **SUB-23-1: 116 Nod Road;** 3 lot Re-subdivision of land under Section 7.5 of Subdivision Regulations for a parcel containing ± 7.192 acres in R-AA zone. *Owner: Sturges Properties LLC. Applicant: Robert Jewell.*
<https://ridgefieldct.viewpointcloud.com/records/92478>
- 2.3. **SP-23-17: 116 Nod Road;** Special permit Application (Per RZR 9.2.A and 3.2.C.5) for accessway for 3 new lots. *Owner: Sturges Properties LLC. Applicant: Robert Jewell.*
<https://ridgefieldct.viewpointcloud.com/records/92498>
- 2.4. **A-23-4:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 7.16-Renewable Energy systems. *Commission initiated.*
<https://ridgefieldct.viewpointcloud.com/records/92418>

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. **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. 65 days to render a decision is October 05, 2023. (42 days used; 23 extension days remain)*-<https://ridgefieldct.viewpointcloud.com/records/91000>
- 3.3. **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. 65 days to render a decision is October 05, 2023 (42 days used; 23 extension days remain).*
<https://ridgefieldct.viewpointcloud.com/records/90988>
- 3.4. **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. 65 days to render a decision is October 05, 2023 (42 days used; 23 extension days remain)*
<https://ridgefieldct.viewpointcloud.com/records/91015>

4. NEW BUSINESS

- 4.1. **SP-23-19; 80 Harvey Road;** Special permit application (RZR 9.2 A and 3.2.C.12) for a Bed and Breakfast application at the property. Applicant/ Owner: Elizabeth Moots. *For receipt and scheduling a sitewalk and Public Hearing.*
<https://ridgefieldct.viewpointcloud.com/records/92943>
- 4.2. **SP-23-20; 3 Big Shop Lane;** Revision to Special Permit (per RZR 9.2.A and 5.2.D.1) for addition of a 900 square feet of new floor area at "Terra Sole" located in CBD. *Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC. For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/92996>
- 4.3. **VDC-23-7; 3 Big Shop Lane;** Village District Application (per RZR 8.3 and 5.1.B and 7.2.H.2) for exterior façade changes and sign "Terra Sole" installed at the property. *Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC. For receipt and scheduling a sitewalk and discussion.*
<https://ridgefieldct.portal.opengov.com/records/92992>
- 4.4. **REF-23-2; 7 Dlhly Ct. 8 -24** Referral Application for lease of property to Homeland Towers for cell tower facility, for area coverage and safety purposes at Parcel ID C04-001. *For receipt and acknowledgement.*
<https://ridgefieldct.portal.opengov.com/records/93247>

- 4.5. **MISC-23-7:** Pre submission concept for expansion of Main Street Design District. Applicant: Robert R. Jewell. *To acknowledge and schedule a discussion.*
<https://ridgefieldct.portal.opengov.com/records/93248>
- 4.6. **SP-23-21: 10 East Ridge Road;** Revision to Special Permit (per RZR 9.2.A) to install six temporary lights at East Ridge Middle School field. *Owner: Town of Ridgefield. Applicant: Mike McCormick. For receipt and possible discussion.*
<https://ridgefieldct.portal.opengov.com/records/93279>
- 4.7. **SP-23-22: 703 Danbury Road;** Revision to Special Permit (per RZR 9.2.A and 5.3.D.5) for a metal fabrication business in B-2 Zone. *Owner: 703 Danbury Road Players LLC. Applicant: James Dearth. For receipt and possible discussion.*
<https://ridgefieldct.portal.opengov.com/records/93322>
- 4.8. **SP-23-23: 30 Rustic Road;** Special permit application (RZR 9.2 A and 3.3.C.1) for a major home occupation of a Doggie daycare. *Owner/Applicant: Cory Cullen. For receipt and scheduling a sitewalk and Public Hearing.*
<https://ridgefieldct.portal.opengov.com/records/93244>
- 4.9. **Approval of Minutes**
- 4.9.1. Meeting Minutes – August 01, 2023
- 4.9.2. Sitewalk Minutes –July 23, 2023

5. ADJOURN