



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION 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, October 17, 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_4ScYLNmvTkGaOG5rKv-Fpg
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. OLD/CONTINUED BUSINESS

- 2.1. **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.* <https://ridgefieldct.portal.opengov.com/records/92996>
- 2.2. **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.* <https://ridgefieldct.portal.opengov.com/records/92992>
- 2.3. **SP-23-25: 901 Ethan Allen Highway;** Revision to Special Permit (per RZR 9.2.A) for construction of a concrete pad for outdoor oxygen storage, installing bollards and fencing. *Owner: Ridgefield Professional Office. Applicant: Jason Williams. For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/93662>

3. NEW BUSINESS

- 3.1. Discussion on Violations/ Enforcements. % Director
- 3.2. Updates on applications submission to IWB/AAC. % Director

3.3. **A-23-5:** Regulation Text Amendment (per PZR 9.2.B) to add Section 9.1.D and to amend Section 9.2.D.1 per CGS 14-54 and PA 23-40. *Commission initiated. To receive and schedule a public hearing.*
<https://ridgefieldct.portal.opengov.com/records/93892>

3.4. **Approval of Minutes**

3.4.1. Meeting Minutes – October 03, 2023

4. ADJOURN