



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.”

**Wednesday, November 8, 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_Xl4U3ZxwSkuKvqpEnLA6VA

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>

3. NEW BUSINESS

- 3.1. **VDC-23-9; 381 Main St;** Village District Application (per RZR 8.3 and 5.1.B) for building sign “JT Aesthetics” in CBD. *Applicant: Gary Boros. Owner: 381-383 Main Street LLC.* *For receipt and discussion.* <https://ridgefieldct.portal.opengov.com/records/94021>
- 3.2. **VDC-23-10; 15-17 Catoonah Street;** Village District Application (per RZR 8.3 and 5.1.B) for building sign and one freestanding sign “Treated Groom Spa” in CBD. *Applicant: Kyle Nuemann. Owner: 15-17 Catoonah Street LLC.* *For receipt and scheduling a discussion.* <https://ridgefieldct.portal.opengov.com/records/94023>

3.3. **SP-23-26; 439 Silver Spring Road;** Revision to Special Permit (per RZR 9.2.A and 7.5.D) for excavation and filling for the renovations at golf course at holes 10 and 11. *Applicant: Robert R. Jewell. Owner: Flat Rock Corp. For receipt and scheduling a discussion.*
<https://ridgefieldct.portal.opengov.com/records/94127>

3.4. **Approval of Minutes**

3.4.1. Meeting Minutes – October 17, 2023

4. ADJOURN