



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, December 5, 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_UfE6Wo07SU6tqeu3TdmooQ 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
- 1.4. **Approval of 2024 Calendar.** [Calendar \(ridgefieldct.gov\)](http://ridgefieldct.gov)

2. OLD/CONTINUED BUSINESS

- 2.1. **REF-23-4; 8-24** Referral Application for a gravel parking lot at the corner of West Mountain Rd.(C13-0071) and Old West Mountain Road. <https://ridgefieldct.portal.opengov.com/records/94456>

3. NEW BUSINESS

- 3.1. **Branchville Planning Discussion:** As discussed in previous meetings (Aug-Oct 2023), the Commission wishes to set-aside time over several meetings to allow new members to become re-acquainted with the previous studies (~2017) related to a long-term master plan for the Branchville district.
 - 3.1.1. Discussion with Francis Pickering (Executive Director, WestCOG)
- 3.2. **VDC-23-11: 15-17 Catoonah Street:** Village District Application (per RZR 8.3 and 5.1.B) for lighting on building sign and freestanding sign in CBD – “Treated Groom Spa”. *Applicant: Kyle Nuemann; Owner: 15-17 Catoonah St. For receipt, discussion and possible action.* <https://ridgefieldct.portal.opengov.com/records/94575>
- 3.3. **A-23-6:** Regulation Text Amendment (per PZR 9.2.B.) to amend child care services in PZR Sections 2.2, 3.2 and 3.3 as per CGS Section 19a-77 and PA 23-142. *Commission initiated. For discussion and possible action.* <https://ridgefieldct.portal.opengov.com/records/94399>
- 3.4. **SP-23-29; 105 Peaceable Ridge Rd.;** Special permit Application (Per RZR 9.2.A and 3.4.C.2) for construction of an Accessory structure in the front yard. *Owner: Brian & Ellissa Robinson. Applicant:*

Thomas Sturges. For receipt, scheduling a sidewalk and Public Hearing. (Staff suggests site walk for January 7, 2024 and Public Hearing for January 16, 2024.)

<https://ridgefieldct.portal.opengov.com/records/94502>

- 3.5. **SP-23-30: 113 Stonecrest Rd.;** Special permit application (per RZR 9.2.A and 7.16.D.3.) for a ground mounted solar energy system greater than six feet in height. Owner: Robert & Antoinette Fornshell. Applicant: Louis Acampora. *For receipt and scheduling a site walk and Public Hearing. (Staff suggests site walk for January 7, 2024 and Public Hearing for January 16, 2024.)*

<https://ridgefieldct.portal.opengov.com/records/94631>

3.6. **Approval of Minutes**

- 3.6.1. Meeting Minutes – November 21, 2023

[2023.11.21.pzc .draft_meeting_minutes.pdf \(ridgefieldct.gov\)](https://ridgefieldct.gov/2023.11.21.pzc_draft_meeting_minutes.pdf)

4. ADJOURN