



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
REVISED 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, January 16, 2024
7:00 PM**

**Town Hall Annex, Small Conference Room
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_-Wjc5QmJQP2BDuCKxRm4IQ 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-23-30; 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 <https://ridgefieldct.portal.opengov.com/records/94631>

2.2. **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.*
<https://ridgefieldct.portal.opengov.com/records/94399>

2.3. **SUB-23-2; 54 Ketcham Rd.;** 4 lot subdivision of land under Section 7.5 of Subdivision Regulations for a parcel containing ± 12.96 acres in R-AA zone. *Owner: Diane and Joe Fossi. Applicant: Steven Trinkaus.*
<https://ridgefieldct.portal.opengov.com/records/94293>

2.4. **SP-23-28; 54 Ketcham Rd.;** Special permit Application (Per RZR 9.2.A and 3.2.C.5) for accessway for 4 new lots. *Owner: Diane and Joe Fossi. Applicant: Steven Trinkaus.*
<https://ridgefieldct.portal.opengov.com/records/94401>

3. OLD/CONTINUED BUSINESS

3.1. **SP-23-31; 439 Silver Spring Rd;** Special permit Application (Per RZR 9.2.A and 7.5.D) for excavation filling and grading of the holes 1-5, 8,9, 12 - 18 at the Silver Spring Country Club. *Owner: Flat Rock Corp. Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/94952>

3.2. **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. On December 19th, the Commission heard about TODs generally from Francis Pickering (Executive Director, WestCOG). Tonight, we will hear from Francisco Gomes (Comprehensive Planning Manager @ FHI), who led the process leading to the 2017 study for Branchville. Mr. Gomes will briefly review the key findings of the 2017 study, and suggest how the Commission may want to consider updating it to move forward in 2024.

4. NEW BUSINESS

4.1. **SP-24-1: 439 Silver Spring Rd;** Special permit Application (Per RZR 9.2.A and 7.5.D) for excavation filling and grading of the holes 6 and 7 at the Silver Spring Country Club. *Owner: Flat Rock Corp. Applicant: Robert Jewell. For receipt and possible discussion.*
<https://ridgefieldct.portal.opengov.com/records/95147>

4.2. Approval of Minutes

4.2.1. Meeting Minutes – January 2, 2024 [2024.01.02.pzc .draft meeting minutes.pdf \(ridgefieldct.gov\)](https://ridgefieldct.portal.opengov.com/records/95147)

4.2.2. Sitewalk Minutes – December 10, 2023 [2023.12.10.sitewalk.draft_minutes.pdf \(ridgefieldct.gov\)](https://ridgefieldct.portal.opengov.com/records/95147)

5. ADJOURN