



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, February 6, 2024
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_XHWODfMuT5KGgkow8Df02A 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 HEARING(S)

- 2.1. **(Contd.) SUB-23-2; 54 Ketcham Rd.:** 4 lot subdivision of land under Section 7.5 of Subdivision Regulations for a parcel containing \pm 12.96 acres in R-AA zone. *Owner: Diane and Joe Fossi. Applicant: Steven Trinkaus.* <https://ridgefieldct.portal.opengov.com/records/94293>
- 2.2. **(Contd.) 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>
- 2.3. **(Contd.) 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>
- 2.4. **SP-23-32: 362 Old Sib Road;** Special permit Application (Per RZR 9.2.A and 7.5.D) for excavation filling and grading the property. *Owner/Applicant: Ann Clements.* <https://ridgefieldct.portal.opengov.com/records/94956>

3. OLD/CONTINUED BUSINESS

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). On January 16th, the Commission heard from Francisco Gomes (Comprehensive Planning Manager @ FHI), who led the

process leading to the 2017 study for Branchville. *Tonight, we will be joined by Rudy Marconi (First Selectperson), to hear about the recent infrastructure upgrades in Branchville, and also the plan/process/vision for further infrastructure upgrades, and any other thoughts as we undertake a PZC review of Branchville.*

4. NEW BUSINESS

- 4.1. **SP-24-3; 3 Big Shop Lane;** Revision to Special Permit (per RZR 9.2.A and 5.2.D.1) for 900 sq. ft deck with sixty-four seats. *Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC. For receipt and scheduling a sitewalk and discussion. (Staff suggest sitewalk on February 25 and Public Hearing on March 5 or 26, to accommodate return of referral reports per 9.2 and 9.3).* <https://ridgefieldct.portal.opengov.com/records/95193>
- 4.2. **VDC-24-1; 3 Big Shop Lane:** Village District Application (per RZR 8.3 and 5.1.B and 7.2.H.2) existing vestibule, Pergola and sign in the CBD district. *Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC. For receipt. (This application is a subsidiary of SP-24-2).* <https://ridgefieldct.portal.opengov.com/records/95190>
- 4.3. **VDC-24-2; 3 Big Shop Lane:** Village District Application (per RZR 8.3 and 5.1.B) for existing elevated floor with railing to seat sixty-four. *Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC. For receipt. (This application is a subsidiary of SP-24-2).* <https://ridgefieldct.portal.opengov.com/records/95194>
- 4.4. **VDC-24-3; 381 Main Street:** Village District Application (per RZR 8.3 and 7.2.H.2) for installation of sign “Rodier Flowers” in CBD district. *Owner: 381-383 Main Street. Applicant: Adrian Jones. For receipt and to schedule a discussion. (Staff suggests discussion on February 27, 2024).* <https://ridgefieldct.portal.opengov.com/records/95181>
- 4.5. **VDC-24-4; 2 Prospect Street:** Village District Application (per RZR 8.3 and 7.2.H.2) for installation of an illuminated sign “M&T Bank” in CBD district. *Owner: Charles A Knoche, Trustee of the Charles A Knoche Revocable Trust. Applicant: Lydia Jimenez. For receipt and to schedule a discussion. (Staff suggests discussion on February 27, 2024).* <https://ridgefieldct.portal.opengov.com/records/95279>
- 4.6. **SP-24-4; 120 Nod Road:** Special permit Application (Per RZR 9.2.A and 3.4.C.2) for construction of an accessory building in the front yard. *Owner: Sturges Property LLC. Applicant: Robert Jewell. For receipt and scheduling a sitewalk and Public Hearing. (Staff suggests sitewalk on February 25 and Public Hearing on March 5)* <https://ridgefieldct.portal.opengov.com/records/95410>
- 4.7. **MISC-24-1: Pre-Submission Concept Review (per 9.2E):** re: 599 Branchville Road; Applicant: Robert Jewell – potential site development
- 4.8. **MISC-24-2: Pre-Submission Concept Review (per 9.2.E):** Dennis DiPinto, Director, Ridgefield Parks and Recreation, re: potential pickleball court development.
- 4.9. **Approval of Minutes**
 - 4.9.1. Meeting Minutes – January 16, 2024 - [2024.01.16.pzc .draft meeting minutes.pdf \(ridgefieldct.gov\)](#)
 - 4.9.2. Sitewalk Minutes – January 21, 2024 - [2024-01-21 sitewalk draft minutes.pdf \(ridgefieldct.gov\)](#)

5. ADJOURN