



## 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 27, 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\\_9ZvL462GTf-HaqTI1OVZQA](https://us02web.zoom.us/webinar/register/WN_9ZvL462GTf-HaqTI1OVZQA) 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. (Published on Commission’s webpage prior to meeting.)
- 1.2. Administrative Announcements & Correspondence  
(Note: Correspondence *related to an application* will be uploaded to the relevant application file (see links on agenda items) and reviewed/acknowledged during the relevant public hearing. Correspondence unrelated to an application will be acknowledged as this point in the meeting, and uploaded to the Commission’s webpage at <https://www.ridgefieldct.gov/planning-and-zoning-commission/pages/correspondence>).
- 1.3. Approval of agenda.

### 2. PUBLIC HEARINGS

- 2.1. **(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 (as a result of PA 23-142). <https://ridgefieldct.portal.opengov.com/records/94399>
- 2.2. **SP-24-2: 3 Big Shop Lane;** Revision to Special permit Application (Per RZR 9.2.A; 5.1.D.1 and 7.2.E) for existing pergola, vestibule and sign. Owner: 1-7 Big Shop Group LLC Applicant: Pietro Polini. <https://ridgefieldct.portal.opengov.com/records/95161>

### 3. OLD/CONTINUED BUSINESS

- 3.1. **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. *For Commission discussion and possible action/vote.* <https://ridgefieldct.portal.opengov.com/records/94293>
- 3.2. **SP-23-28; 54 Ketcham;** 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. *For Commission discussion and possible action/vote.* <https://ridgefieldct.portal.opengov.com/records/94401>
- 3.3. **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 Commission discussion and possible action/vote.* <https://ridgefieldct.portal.opengov.com/records/95181>

3.4. **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 Commission discussion and possible action/vote.*  
<https://ridgefieldct.portal.opengov.com/records/95279>

3.5. **Branchville Strategic Review.** In the fall of 2023, the Commission indicated an interest in reviewing and re-visiting the 2017 Branchville “TOD” study and recommendations, given recent progress on infrastructure improvements. After hearing from three experts over three previous meetings (from December through early February), *tonight we will set aside time for the Commission members to debrief and have informal discussion (e.g., questions and views on the optimal process to move forward, including timeframes, public engagement, etc.)* [Note: Commissioner DiSalvo is recused on this matter.]

#### 4. NEW BUSINESS

4.1. **SP-24-5; 746 Danbury Road:** Revision to Special permit (Per RZR 9.2.A and 7.2.E) to install additional building and freestanding signs at BMW of Ridgefield. *Owner: Keeler Property Holdings, LLC, Applicant: Kassie Boehn For receipt and scheduling a sitewalk and discussion. (Staff suggests sitewalk on March 10 and discussion March 19<sup>th</sup>.)* <https://ridgefieldct.portal.opengov.com/records/95433>

4.2. **SUB-24-1; 0 Ives Court:** Subdivision of land under Section 7.5 of Subdivision Regulations for creating a lot B of ±6.458 acres from Lot A (creating one new lot with 2 existing lots). *Owner: Wolf Pond Run One A, LLC, Appl: Michelle Morris-Micoli. For receipt and scheduling a sitewalk and discussion/public hearing. (Staff suggests sitewalk on March 24 and public hearing/discussion on April 2.)*  
<https://ridgefieldct.portal.opengov.com/records/95498>

4.3. **FP-24-1; 0 West Branchville Road:** Flood Plain Application (per RZR 6.1) for construction of a bridge #07031 over Norwalk River at Depot Road intersection with Route 7. *Owner: Town of Ridgefield and State of Connecticut, Appl: Greg Gerrish. For receipt and scheduling a sitewalk and discussion/public hearing. (Staff suggests sitewalk on March 24 and public hearing/discussion on April 2.)*  
<https://ridgefieldct.portal.opengov.com/records/91884>

4.4. **Commission discussion re: possible regulation amendment to encourage affordable housing deed restrictions in perpetuity (i.e., instead of typical 40-year terms).** Section 9.3.2. of Ridgefield’s 8-30j Affordable Housing Plan (adopted in 2022) encouraged the PZC to investigate this topic. Some Commissioners and Applicants have also recently indicated an interest in the topic. *Tonight we will set aside time for informal discussion.*

4.5. **2024 State Legislative Update (c/o Chair).** As the 2024 legislative session is now underway in Hartford, the Chair will provide a brief overview of proposed legislation which may impact local planning, zoning, and housing matters.

#### 4.6. Approval of Minutes

4.6.1. Meeting Minutes – February 6, 2024

#### 5. ADJOURN