



## 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, March 5, 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\\_s1moGM-GToeYM-Ly8yoeFA](https://us02web.zoom.us/webinar/register/WN_s1moGM-GToeYM-Ly8yoeFA) 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. **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*  
<https://ridgefieldct.portal.opengov.com/records/95410>

### 3. OLD/CONTINUED BUSINESS

- 3.1. **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>
- 3.2. **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-24-6; 113 Danbury Rd Unit 8:** Revision to Special Permit (Per RZR 9.2.A and 7.2.E.3) for installation of 2 building signs for Supercuts. *Owner: Allison Road LLC; Applicant: Ashlea Andrews. For receipt and discussion/possible action.* <https://ridgefieldct.portal.opengov.com/records/95691>
- 4.2. **SP-24-7; 63 Mallory Hill Rd:** Special permit (Per RZR 9.2.A and 3.4.C.1) for construction of an inground pool in the front yard, due to two frontages to the property. *Owner: Thomas Salvato. Applicant: Samantha Brant.*

*For receipt and scheduling a sitewalk and Public Hearing. (Staff suggests sitewalk March 24 and Public Hearing April 2<sup>nd</sup>) <https://ridgefieldct.portal.opengov.com/records/95770>*

**4.3. Approval of Minutes**

4.3.1. Meeting Minutes – February 27, 2024

**5. ADJOURN**