



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 19, 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_nP-SN3PTQdGr1kcAKpmhww](https://us02web.zoom.us/join/https://us02web.zoom.us/webinar/register/WN_nP-SN3PTQdGr1kcAKpmhww) 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.) 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> *The opening of the public hearing is postponed to April 2, 2024 to allow the Applicant to comply with notice requirements.*
- 2.2 **SP-24-3; 3 Big Shop Lane:** Revision to Special Permit (per RZR 9.2.A and 5.1) for 900 sq. ft deck with sixty-four seats. Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC <https://ridgefieldct.portal.opengov.com/records/95193> *The opening of the public hearing is postponed to April 2, 2024 to allow the Applicant to comply with notice requirements.*

3. OLD/CONTINUED BUSINESS

- 3.1. **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 discussion and possible action.* <https://ridgefieldct.portal.opengov.com/records/95433>
- 3.2. **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>
- 3.3. **VDC-24-1; 3 Big Shop Lane:** Village District Application (per RZR 8.3 and 5.1.B and 7.2.E) existing vestibule, Pergola and sign in the CBD district. Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC <https://ridgefieldct.portal.opengov.com/records/95190> *The opening of the public hearing is postponed to April 2, 2024 to allow the Applicant to comply with notice requirements.*

- 3.4. **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*
<https://ridgefieldct.portal.opengov.com/records/95194> *The opening of the public hearing is postponed to April 2, 2024 to allow the Applicant to comply with notice requirements.*
- 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 [Note: Commissioner DiSalvo is recused on this matter.]

4. NEW BUSINESS

- 4.1. **SP-24-8; 632 Danbury Rd:** Revision to Prior Special Permit (per RZR 9.2.A and 5.3.C) after the fact for increasing floor area by enclosing patio at Brick Oven Pizza. *Owner: Mulvaney Properties LLC. Applicant: Cristianne Ortiz. For receipt and scheduling a sitewalk and discussion. (Staff suggests sitewalk on March 24 and discussion on April 2nd.)* <https://ridgefieldct.portal.opengov.com/records/95787>
- 4.2. **Approval of Minutes**
- 4.2.1. [Meeting Minutes](#) – March 5, 2024
 - 4.2.2. [Sitewalk Meeting Minutes](#) – January 14, 2024
 - 4.2.3. [Sitewalk Meeting Minutes](#) – February 25, 2024
 - 4.2.4. [Sitewalk Meeting Minutes](#) – March 10, 2024

5. ADJOURN