



## 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, April 2, 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\\_HqhxOMNsQtynM6RBUzopDA](https://us02web.zoom.us/join/https://us02web.zoom.us/webinar/register/WN_HqhxOMNsQtynM6RBUzopDA) 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> **WITHDRAWN**
- 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> **WITHDRAWN**
- 2.3. **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.* <https://ridgefieldct.portal.opengov.com/records/95498>

### 3. OLD/CONTINUED BUSINESS

- 3.1. **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> **WITHDRAWN**
- 3.2. **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> **WITHDRAWN**
- 3.3. **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* <https://ridgefieldct.portal.opengov.com/records/95787>

- 3.4. **VDC-24-6; 389 Main St:** Village District Application (Per RZR 8.3 and 5.1B and 7.2.E.1) for improvements in the rear of building for installation of HVAC equipment and replace awning with sign “Plank Ridgefield” in front and rear of the building. *Owner: Addressi Square LLC; Appl: Elizabeth DiSalvo.*  
<https://ridgefieldct.portal.opengov.com/records/95996>
- 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.]
- 3.6. **MISC-24-3: Perpetuity-for-AMI Deed Restriction “Swap”** Commissioners previously discussed the possibility of a regulation amendment which would explicitly permit previously-approved 8-30g projects to change their qualifying income threshold from SMI to AMI, in exchange for increasing their set-aside deed restrictions from 40 years to perpetuity. *Tonight we will accommodate time for follow-up discussion, review of draft language, and possible vote/action by the Commission to schedule a Public Hearing.*  
<https://ridgefieldct.portal.opengov.com/records/96138>

#### 4. NEW BUSINESS

- 4.1. **SP-24-10; 439 Silver Spring Rd:** Revision to Prior Special Permit (per RZR 9.2.A and 3.2.C.3) for relocation of tennis courts, portion of entry road and parking areas, and related site work/construction of new parking area. *Owner: Flat Rock Corp. Applicant: Robert Jewell. For receipt and scheduling a sitewalk and discussion. (Staff suggests sitewalk on April 7 and discussion on April 16.)*  
<https://ridgefieldct.portal.opengov.com/records/96012>
- 4.2. **VDC-24-5; 22 Catoonah St:** Village District Application (Per RZR 8.3 and 5.1B and 7.2.E.2) to install fence and one projecting building sign “Silly Goose”. *Owner: Ridgefield Holdings, LLC; Appl: Kate Haase-MacDonald. For receipt and possible discussion or scheduling of sitewalk/discussion.*  
<https://ridgefieldct.portal.opengov.com/records/95991>
- 4.3. **VDC-24-7; 384 Main St:** Village District Application (Per RZR 8.3 and 5.1B and 7.2.E.1) to install blade sign on building and window decals "Underground Co". *Owner: Joseph Donnelly Trustee; Appl: Maureen Rivard. For receipt and referral to AAC. (Staff suggests April 16 for P&Z discussion)*  
<https://ridgefieldct.portal.opengov.com/records/96074>
- 4.4. **SP-24-11; 404 Main St:** Revision to Prior Special Permit (per RZR 9.2.A and 7.2.E.3) to install second sign on the side entrance. *Owner: Urstadt Biddle Properties Inc.; Appl: Ashlea Andrews. For receipt and scheduling of sitewalk and discussion. (Staff suggest sitewalk on April 7 and discussion on April 16)*  
<https://ridgefieldct.portal.opengov.com/records/96148>
- 4.5. **VDC-24-8; 404 Main St:** Village District Application (Per RZR 8.3 and 7.2.E) to install two signs- on front entrance and side entrance. *Owner: Urstadt Biddle Properties; Appl: Ashlea Andrews. For receipt and referral to AAC.* <https://ridgefieldct.portal.opengov.com/records/96146>
- 4.6. **Approval of Minutes**
  - 4.6.1. [Meeting Minutes](#) – March 19, 2024

#### 5. ADJOURN