



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, April 16, 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_rU4I5dWyQN2NLv2HY0yqRA 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.) 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). *Public Hearing opened on April 02, 2024. 35 days to close a PH is May 07, 2024. Owner: Wolf Pond Run One A, LLC, Appl: Michelle Morris-Micoli.* <https://ridgefieldct.portal.opengov.com/records/95498>
- 2.2. **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. *35 days to close a public hearing is May 21, 2024. Owner: Town of Ridgefield and State of Connecticut, Appl: Greg Gerrish.* <https://ridgefieldct.portal.opengov.com/records/91884>

3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: 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). *65 Days to render a decision is June 20, 2024. Owner: Wolf Pond Run One A, LLC, Appl: Michelle Morris-Micoli.* <https://ridgefieldct.portal.opengov.com/records/95498>
- 3.2. **If Public Hearing is Closed: 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. *65 Days to render a decision is June 20, 2024. Owner: Town of Ridgefield and State of Connecticut, Appl: Greg Gerrish.* <https://ridgefieldct.portal.opengov.com/records/91884>
- 3.3. **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>

- 3.4. **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.* <https://ridgefieldct.portal.opengov.com/records/96012>
- 3.5. **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* <https://ridgefieldct.portal.opengov.com/records/96074>
- 3.6. **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.* <https://ridgefieldct.portal.opengov.com/records/96148>
- 3.7. **VDC-24-8; 404 Main St:** Village Distric Application (Per RZR 8.3 and 7.2.E) to install two signs- on front entrance and side entrance. *Owner: Urstadt Biddle Properites; Appl: Ashlea Andrews.* <https://ridgefieldct.portal.opengov.com/records/96146>
- 3.8. **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.]
- 3.9. **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-24-12: 74 High Ridge Ave:** Special Permit Application (Per 9.2.A and 3.4.C.2) for construction of detached two-car garage in front yard. *Owner: Ali Mehdi Jr and Erin Corrigan; Appl: Robert Jewell. For receipt and scheduling sitewalk and public hearing. (Staff suggests sitewalk on May 19 and public hearing on May 21)* <https://ridgefieldct.portal.opengov.com/records/96212>
- 4.2. **Approval of Minutes**
 - 4.2.1. Meeting Minutes – April 2, 2024

5. ADJOURN