



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, May 07, 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_UygPCvluTI-yrDeaZRJWBg 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. OLD/CONTINUED BUSINESS

- 2.1. **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. NEW BUSINESS

- 3.1. **SP-24-13; 3 Big Shop Ln:** Revision to Special Permit (Per RZR 9.2A and 5.2.D.1) for covered outdoor patio with removable plexiglass window and metallic roof. *Owner: 1-7 Big Shop Group LLC; Appl: Herve Aussavis. For receipt and scheduling Public Hearing OR discussion and sitewalk.*
<https://ridgefieldct.portal.opengov.com/records/96229>
- 3.2. **VDC-24-9; 3 Big Shop Ln:** Village District Application (Per RZR 8.3 and 5.1.B) for expansion of seating area. *Owner: 1-7 Big Shop Group LLC; Appl: Herve Aussavis. For receipt and possible discussion.*
<https://ridgefieldct.portal.opengov.com/records/96213>
- 3.3. **VDC-24-10; 389 Main St:** Village District Application (Per RZR 8.3 and 7.2.H.2) for awning, replacement of existing sign, whitewash existing brick. *Owner: Adessi Square LLC; Appl: Elizabeth DiSalvo. For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/96452>
- 3.4. **SP-24-14; 7 Golf Court:** Special permit Application (Per RZR 9.2.A and 3.4.C.2) for inground pool in front yard. *Owner: Gary Collinge-Mandel & Naomi Riek; Appl: Sean Jancski. For receipt and scheduling a site walk and public hearing. (Staff suggests sitewalk on May 19, 2024 and public hearing June 4, 2024.)*
<https://ridgefieldct.portal.opengov.com/records/96388>

- 3.5. **VDC-24-11; 453 Main St:** Village District Application (Per RZR 8.3 and 7.2.H.2) for “Blooming Nail & Spa” sign. *Owner: Ridgewood Equities; Applicant: Ashlea Andrews. For receipt and discussion.*
<https://ridgefieldct.portal.opengov.com/records/96455>
- 3.6. **SP-24-15: 653 Branchville Rd.** Special Permit Application (Per RZR 9.2.A and 7.5.D.4.1.) for excavation and grading related to pond dredging. *Owner: Candees Branch LLC; Appl: Robert Jewell. For receipt and scheduling a site walk and public hearing. (Staff suggests sitewalk on May 19 and public hearing on June 4, 2024.)* <https://ridgefieldct.portal.opengov.com/records/96633>
- 3.7. **680 Danbury Rd:** Preconcept meeting- Ridgefield Ice Cream proposing outdoor seating and bathrooms at Ethan Allen Highway
- 3.8. **A-24-1: Regulation Text Amendment** (per PZR 9.2.B) to allow for Area Median Income with a restriction “in perpetuity” in lieu of State Median Income with a restriction of 40 years. *Commission initiated. For receipt and schedule a Public Hearing. (Staff suggests Public Hearing on June 18th; 30 days for WestCOG)*
<https://ridgefieldct.portal.opengov.com/records/96744>
- 3.9. **Approval of Minutes**
3.9.1. Meeting Minutes – [April 16, 2024](#)

4. ADJOURN