



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, May 21, 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_RoNxBKgaTUOakOGZ7zq4yw 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-24-12: 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.* <https://ridgefieldct.portal.opengov.com/records/96212>

3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: 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.* <https://ridgefieldct.portal.opengov.com/records/96212>
- 3.2. **VDC-24-5; 22 Catoonah St:** Village District Application (Per RZR 8.3 and 5.1B and 7.2.E.2) one projecting building sign “Silly Goose”. *Owner: Ridgefield Holdings, LLC; Appl: Kate Haase-MacDonald.* <https://ridgefieldct.portal.opengov.com/records/95991>
- 3.3. **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. **109 Danbury Rd: SP-24-16:** Revision to a Special Permit Application (Per RZR 9.2.A ,7.2. E.3 and 7.2.E.7) for second sign “Ross Artisanal Bakery and Café”. *Owner: Copps Hill Common LLC; Appl: Ian Lewis. For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/96770>

- 4.2. **426 Main St: SP-24-17:** Special Permit Application (Per 9.2 A and 5.1.D.6) for converting a commercial office to residential on second floor. *Owner: Reg-UB Properties, LLC; Appl: Charles Lichtenauer. For receipt, sitewalk, and schedule Public Hearing. (Staff suggests sitewalk June 9 and Public Hearing June 18)*
<https://ridgefieldct.portal.opengov.com/records/96738>
- 4.3. **680 Danbury Rd:** Preconcept meeting- Ridgefield Ice Cream proposing outdoor seating and bathrooms at Ethan Allen Highway
- 4.4. **Approval of Minutes**
 - 4.4.1. Meeting Minutes – [April 16](#), 2024
[Meeting Minutes](#) – May 7, 2023

5. ADJOURN