



## 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 4, 2025  
7:00 PM**

**Town Hall Annex, Meeting Room #2  
66 Prospect St, Ridgefield, CT**

Zoom meeting link:- [https://us02web.zoom.us/webinar/register/WN\\_xtymp27lQA226K\\_BJTJDfA](https://us02web.zoom.us/webinar/register/WN_xtymp27lQA226K_BJTJDfA) 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>).
- Director’s report for fourth quarter 2024
- 1.3. Approval of agenda.

### 2. PUBLIC HEARING

- 2.1. **AH-24-4: 43 Danbury Road:** Affordable Housing Application per CGS §8-30g for 20 units apartment building, replacing the existing structures. *Owner: Ljatif Ramadani; Appl: Peter Olson.*  
<https://ridgefieldct.portal.opengov.com/records/99636>
- 2.2. **AH-25-1: 371 Wilton Road West:** Affordable Housing Application per CGS §8-30g for 21-unit multi-family development with 20 units in a new building and existing cottage as one unit including related site work in RAA zone. *Owner: Patricia and Raymond Garst; Appl: Robert Jewell.*  
<https://ridgefieldct.portal.opengov.com/records/99720>
- 2.3. **SP-25-1: 723 Branchville Road:** Special Permit Application (Per RZR 9.2.A and 5.2.D.17) to convert service establishment to open a Veterinary hospital and from two apartments to single apartment in B-1 Zone. *Owner: Fred Chan; Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/100010>

### 3. OLD/CONTINUED BUSINESS

- 3.1. **(Contd.) A-24-3:** Text Amendment change (Per RZR 9.2.B) to add a Temporary and Limited Development Moratorium. *Commission initiated.* <https://ridgefieldct.portal.opengov.com/records/99421>
- 3.2. **If Public Hearing is closed: AH-24-4: 43 Danbury Road:** Affordable Housing Application per CGS §8-30g for 20 units apartment building, replacing the existing structures. *Owner: Ljatif Ramadani; Appl: Peter Olson.*  
<https://ridgefieldct.portal.opengov.com/records/99636>
- 3.3. **If Public Hearing is closed: AH-25-1: 371 Wilton Road West:** Affordable Housing Application per CGS §8-30g for 21-unit multi-family development with 20 units in a new building and existing cottage as one unit including related site work in RAA zone. *Owner: Patricia and Raymond Garst; Appl: Robert Jewell. Jewell.*  
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- 3.4. **If Public Hearing is closed: SP-25-1: 723 Branchville Road:** Special Permit Application (Per RZR 9.2.A and 5.2.D.17) to convert service establishment to open a Veterinary hospital and from two apartments to single apartment in B-1 Zone. *Owner: Fred Chan; Applicant: Robert Jewell.*  
<https://ridgefieldct.portal.opengov.com/records/100010>

#### **4. NEW BUSINESS**

- 4.1. **SP-25-2: 529 Ethan Allen Hwy:** Revision to Special Permit (Per RZR 9.2A and 3.2.D.7) to open a day care with two preschool classrooms -one for two year old; second for three-four year old and outdoor play area. *Owner: 529 Ethan Allen Hwy LLC; Applicant: Isaac Hirt-Manheimer. For receipt and schedule sitewalk, possible discussion/public hearing.* <https://ridgefieldct.portal.opengov.com/records/100237>

#### **4.2. Approval of Minutes**

4.2.1: Meeting Minutes: February 25, 2025

#### **5. Adjourn**