



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 20, 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_zvFAIFUASzSbYK7WcHX0zw 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 HEARING

- 2.1. **(Contd.) 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. **(Contd.) A-25-1:** Text Amendment change (Per RZR 9.2.B.) to amend Section 3.2.B.1; 3.3.B.2.b and 3.2.B.2.d for following language (1) Permit 2-Family Dwellings as a permitted use in all residential zones; (2) Amend the Accessory Dwelling Unit ("ADU") Regulation to permit ADUs accessory to both 1 and 2-family dwellings; and (3) To permit ADUs on properties that are not owner-occupied provided the ADU is deed restricted at 80% AMI in perpetuity. *Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/100229>

3. OLD/CONTINUED BUSINESS

- 3.1. **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>
- 3.2. **If Public Hearing is closed: A-25-1:** Text Amendment change (Per RZR 9.2.B.) to amend Section 3.2.B.1; 3.3.B.2.b and 3.2.B.2.d for following language (1) Permit 2-Family Dwellings as a permitted use in all residential zones; (2) Amend the Accessory Dwelling Unit ("ADU") Regulation to permit ADUs accessory to both 1 and 2-family dwellings; and (3) To permit ADUs on properties that are not owner-occupied provided the ADU is deed restricted at 80% AMI in perpetuity. *Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/100229>

3.3. **(Cont.) VDC-25-2: 401 Main Street: Village District Application** (Per RZR 8.3 and 7.2.E.1) for a wall sign “Hub Insurance Services” in the CBD zone. *Owner: Fairfield County Bank; Appl: Robert Mordente. For discussion.* <https://ridgefieldct.portal.opengov.com/records/101096>

4. NEW BUSINESS

4.1 **VDC-25-3: 452 Main Street: Village District Application** (Per RZR 8.3 and 7.2.E) for building, window and rear sign “Giftz, Gemz & Jewelz” in CBD zone. *Owner: Willett Properties; Appl: Amy Russell. For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/101096>

4.2 Approval of Minutes

4.2.1: Meeting Minutes: [May 6, 2025](#)

5 Adjourn