



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION**

AGENDA

Tuesday, September 28, 2021, 7:00P.M.

Planning & Zoning Commission will hold its meeting remotely using video technology in real time. Not less than twenty-four hours prior to the meeting, the public upon written request submitted to the office at 66 Prospect Street or email at pzadmin@ridgefieldct.org, can be provided with the necessary electronic equipment, at a Town facility, to attend such meeting.

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766

When: Sep 28, 2021 07:00 PM Eastern Time (US and Canada)

Topic: PZC Webinar

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_9fP-KInjRruZcd-GOW-3qg

After registering, you will receive a confirmation email containing information about joining the webinar. The email is sent from an account used for sending messages only. Do not reply to that email. Please contact departments instead.

I. Call to Order

II: Public Hearing:

1. **SP-21-14: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to install two wall signs – “Jaipore” on the front elevation at 19 Bailey Avenue.**
Owner: Jeannette Laforte. Applicant: Malvyn Paulino
<https://ridgefieldct.viewpointcloud.com/records/82474>

III: Discussions:

1. **SP-21-14: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to install two wall signs – “Jaipore” on the front elevation at 19 Bailey Avenue.**
Owner: Jeannette Laforte. Applicant: Malvyn Paulino.
<https://ridgefieldct.viewpointcloud.com/records/82474>

2. **SP-21-15:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per section 3.2.C to use the religious meeting room to include classrooms space and food service /coffee shop within existing building at **602 Ridgebury Road**.
Owner: Ridgebury Congregational Church United Church of Christ. Applicant: Robert R. Jewell.
<https://ridgefieldct.viewpointcloud.com/records/82837>
3. **SP-21-16:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per section 3.2.C to use the temporary Generac mobile light towers at **115 Barlow Mountain Road** (Scotland Elementary School). *Owner: Town of Ridgefield. Applicant: Emily Mills of SCOR*
<https://ridgefieldct.viewpointcloud.com/records/83298>
4. **VDC-21-7:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for exterior renovations at **409 Main Street**. *Owner: 85 Prospect Street LLC. Applicant: Jeff Mose.*
<https://ridgefieldct.viewpointcloud.com/records/82957>
5. **VDC-21-8:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall signs –“Gofer Ice cream” at **407 Main Street**. *Owner: Carnall Insurance LLC. Applicant: Brian Cullen.*
<https://ridgefieldct.viewpointcloud.com/records/83123>
6. **VDC-21-9:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall signs “Queen Bee” at **417 Main Street**. *Owner:GAJ LLC Applicant: Heather Bellizi.*
<https://ridgefieldct.viewpointcloud.com/records/83738>
7. **MISC-21-6** Pre-submission concept for Ponds Edge property located at **901 Ethan Allen Highway**. *Applicant: Richard Lipton.*
<https://ridgefieldct.viewpointcloud.com/records/83365>
8. **ADU Amendment changes- Update**
9. **Coastal Living-West COGG- Update**

IV: New Submissions:

1. **SP-21-18:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.C.1 for a major occupation at the property located at **46 West**

Branchville Road. *Owner/Applicant: Olivia Mandelbaum. Statutorily received on September 14, 2021. For scheduling a sitewalk and Public Hearing.*

<https://ridgefieldct.viewpointcloud.com/records/83743>

V: Correspondence:

VI: Upcoming Public Hearings:

1. **SP-21-17**, 65 Peaceable Ridge Road, Pool in front yard. *Statutorily received September 14, 2021*
2. **SP-21-18**, 46 West Branchville Road, Major Home Occupation. *Statutorily received September 14, 2021*

VII: Approval of Minutes:

- **PZC Meeting-Sep 14, 2021**

VIII: Adjourn