



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, October 7, 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_p8Pu7iykS7Sy89fvn_Etiw 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. ENFORCEMENT (COMPLAINTS/VIOLATIONS)

- 2.1. **362 Old Sib**
Meeting with the property owner and neighbor.
- 2.2. **967 Ethan Allen – Hoo Doo Brown**
Legal Counsel overview.
- 2.3. **34 Bailey Avenue**
Meeting with Counsel and applicant.

3. PUBLIC HEARING(s)

- 3.1. **SP-25-10: 76 Canterbury Lane:** Special Permit Application (per RZR 9.2.A and 3.4.C.2) for construction of barn in the front yard. *Owner: Bruce and Linda Kallner; Applicant: Jay Contessa.*
<https://ridgefieldct.portal.opengov.com/records/102210>
- 3.2. **SP-25-11: 5 Palmer Court:** Special Permit Application (per RZR 9.2.A and 3.4.C.2) for construction of inground pool in the front yard. *Owner/Applicant: Steven Bronfield.*
<https://ridgefieldct.portal.opengov.com/records/101707>

4. OLD/CONTINUED BUSINESS

- 4.1. **(Continued) SP-25-8: 258 Main Street:** Revision to Special Permit per (Per 9.2.A and 3.1.C.2) for allowing to host outdoor private events not related to museum in RA zone. *Owner: Aldrich*

Contemporary Art Museum Inc; Appl: Robert Jewell.
<https://ridgefieldct.portal.opengov.com/records/101885>

4.2. **IF PUBLIC HEARING IS CLOSED: SP-25-10: 76 Canterbury Lane:** Special Permit Application (per RZR 9.2.A and 3.4.C.2) for construction of barn in the front yard. *Owner: Bruce and Linda Kallner; Applicant: Jay Contessa.* <https://ridgefieldct.portal.opengov.com/records/102210>

4.3. **IF PUBLIC HEARING IS CLOSED: SP-25-11: 5 Palmer Court:** Special Permit Application (per RZR 9.2.A and 3.4.C.2) for construction of inground pool in the front yard. *Owner/Applicant: Steven Bronfield.* <https://ridgefieldct.portal.opengov.com/records/101707>

4.4. Temporary Moratorium Activities

4.4.1. **General Regulation Review.** % Chair

4.4.2. **MISC-25-3: Branchville Strategic Review**
<https://ridgefieldct.portal.opengov.com/records/101786>

5. NEW BUSINESS

5.1. **MISC-25-4: 150 Danbury Road:** Designation of a Community sign board location. *Owner: Ridgefield Bank; Applicant: Robert Jewell. For discussion.*
<https://ridgefieldct.portal.opengov.com/records/102934>

5.2. **VDC-25-7: 5 Bailey Avenue:** Village District Application (per RZR 8.3.B and 7.2.E) for installation of a blade sign and window coverings “RG Design store” and exterior paint in CBD zone. *Owner: REG-UB Properties, LLC c/o Regency Centers L.P.; Appl: Rachel McKeon. (For receipt and possible discussion)* <https://ridgefieldct.portal.opengov.com/records/103010>

5.3. **SP-25-14 58 Ethan Allen Hwy:** Special Permit Application (per RZR 9.2.A and 7.2.E) for additional signs on mobile vans used for business. *Owner: Design Studio 54 LLC; Appl: Matthew Taylor. (For receipt and scheduling a public hearing)* <https://ridgefieldct.portal.opengov.com/records/103044>

5.4. Approval of Minutes:

5.4.1. [September 14, 2025](#) - Sitewalk

5.4.2. [September 16, 2025](#) – Regular Meeting

6. ADJOURN