



**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION  
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.”**

**Wednesday, July 05, 2023  
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\\_hz8F2R4mSIaMruZXVkq2Ng](https://us02web.zoom.us/webinar/register/WN_hz8F2R4mSIaMruZXVkq2Ng)

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.

1.2. Distribution/acknowledgement of correspondence

*Correspondence related to current application(s) are uploaded to the relevant application and can be found through the Town of Ridgefield Website.*

1.3. Approval of agenda

**2. PUBLIC HEARINGS**

2.1. **(Contd.) RZ-23-1; 0 Ethan Allen Highway (G10-0057; 27.013 ac.)** Zone change application per Section 9.2.C of the Ridgefield Zoning Regulations for changing the zone from B-2 to Multi Family Development District (MFDD): Tax Assessor’s Lots G10-0057. *Owner/Applicant: Ridgefield Professional Office Complex LLC. 35 days to close Public Hearing is June 20, 2023. Extension granted until July 05, 2023. (15 days used; 50 extension days remain)*  
<https://ridgefieldct.viewpointcloud.com/records/91000>

2.2. **(Contd.) SP-23-7: 0 Ethan Allen Highway G10-0057;** Special permit application for construction of thirteen Multifamily residential buildings, one community meeting house, outdoor pool amenity space, stormwater management system, associated site work. *Owner/Applicant: Ridgefield Professional Office Complex LLC. 35 days to close Public Hearing is June 20, 2023. Extension granted until July 05, 2023. (15 days used; 50 extension days remain)*  
<https://ridgefieldct.viewpointcloud.com/records/90988>

2.3. **(Contd.) SP-23-8; 901 Ethan Allen Highway,** Revision to Special Permit (per RZR 9.2.A) for updating the north parking entrance involving emergency vehicles, parking requirements, fire safety and drainage. *Owners/Applicant: Ridgefield Professional Office Complex LLC. 35 days*

to close Public Hearing is June 20, 2023. Extension granted until July 05, 2023. (15 days used; 50 extension days remain) <https://ridgefieldct.viewpointcloud.com/records/91015>

- 2.4. **(Contd.) A-23-3:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2 and Section 8.8 for outdoor eating/dining areas. *Commission initiated.*  
<https://ridgefieldct.viewpointcloud.com/records/91962>

### 3. OLD/CONTINUED BUSINESS

- 3.1. **(Cont.) SP-23-13; 750 North Salem Road:** Revision to Special Permit (per RZR 9.2.A) for installation of solar carport in the parking lot of Ridgefield high school to serve 4 meters (2 at High school and 2 at Scotts Ridge). *Owner: Town of Ridgefield. Applicant: Patrick Lewis*  
<https://ridgefieldct.viewpointcloud.com/records/91929>
- 3.2. **(Contd.) A-23-1:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 7.3.D for Electric Vehicle Charging Stations. *Commission initiated. (Public Hearing closed June 2, 2023)* <https://ridgefieldct.viewpointcloud.com/records/91638>
- 3.3. **A-23-2:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 7.2.C.12; Section 7.2.E.11 and Section 7.2.G.2 and 7.2.G.3 for the digital signage. *Commission initiated. (Public Hearing closed June 20, 2023)* <https://ridgefieldct.viewpointcloud.com/records/91961>
- 3.4. **SP-23-14; 258 Main Street:** Revision to Special Permit (per RZR 9.2.A) to install an accessible pedestrian trail, improvements to sculpture garden and accessible ramp at Aldrich Museum. *Owner: The Aldrich Contemporary Art Museum Inc. Applicant: Robert Jewell. (Received on June 20, 2023)*  
<https://ridgefieldct.viewpointcloud.com/records/92318>
- 3.5. **(Contd.)** Discussion and possible action re: bills under consideration at 2023 General Assembly legislative session.
- 3.6. **(Contd.)** Transit Oriented Development Discussion.

### 4. NEW BUSINESS

- 4.1. **A-23-4:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 7.16-Renewable Energy systems. *Commission initiated. For receipt and scheduling a Public Hearing.*  
<https://ridgefieldct.viewpointcloud.com/records/92418>
- 4.2. **FP-23-1: 85 North Street;** Flood Plain Application (per RZR 6.1) for construction of swimming pool, minor grading and porous patio in the Special Flood Hazard Areas (SFHA). *Owner/Applicant: Michael Ippolitti. For receipt and discussion. (no public hearing required).*  
<https://ridgefieldct.viewpointcloud.com/records/90778>
- 4.3. **SP-23-16: 92 Grove Street;** Special Permit (per RZR 9.2.A and 7.3.E.3) for a second sign on the building. *Owner: 92 Grove Street Realty LLC. Applicant: Keith Gerety. For receipt and scheduling a Public Hearing.*  
<https://ridgefieldct.viewpointcloud.com/records/92453>

4.4. **SUB-23-1: 116 Nod Road;** 3 lot Re-subdivision of land under Section 7.5 of Subdivision Regulations for a parcel containing  $\pm$  7.192 acres in R-AA zone. *Owner: Sturges Properties LLC. Applicant: Robert Jewell. For receipt and scheduling a site walk and Public Hearing.*  
<https://ridgefieldct.viewpointcloud.com/records/92478>

4.5. **SP-23-17: 116 Nod Road;** Special permit Application (Per RZR 9.2.A and 3.2.C.5) for accessway for 3 new lots. *Owner: Sturges Properties LLC. Applicant: Robert Jewell. For receipt and scheduling a site walk and Public Hearing.*  
<https://ridgefieldct.viewpointcloud.com/records/92498>

4.6. Approval of Minutes

4.6.1. Meeting Minutes – June 20, 2023

5. ADJOURN