



**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 03, 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_FXCO1CSMS5aa4EBTfOkP6Q

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](#)

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. **WITHDRAWN: SP-23-19: 80 Harvey Road;** Special permit application (RZR 9.2 A and 3.2.C.12) for a Bed and Breakfast application at the property. Applicant/ Owner: Elizabeth Moots. **Application withdrawn by applicant on September 27, 2023.**
<https://ridgefieldct.viewpointcloud.com/records/92943>
- 2.2. **SP-23-23: 30 Rustic Road;** Special permit application (RZR 9.2 A and 3.3.C.1) for a major home occupation of a Doggie daycare. *Owner/Applicant: Cory Cullen.*
<https://ridgefieldct.portal.opengov.com/records/93244>

3. OLD/CONTINUED BUSINESS

- 3.1. **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. 65 days to render a decision is October 05, 2023. (42 days used; 23 extension days remain)-*<https://ridgefieldct.viewpointcloud.com/records/91000>
- 3.2. **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. 65 days to render a decision is October 05, 2023 (42 days used; 23 extension days remain).*

<https://ridgefieldct.viewpointcloud.com/records/90988>

- 3.3. **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. 65 days to render a decision is October 05, 2023 (42 days used; 23 extension days remain)*
<https://ridgefieldct.viewpointcloud.com/records/91015>
- 3.4. **SP-23-20; 3 Big Shop Lane**; Revision to Special Permit (per RZR 9.2.A and 5.2.D.1) for addition of a 900 square feet of new floor area at “Terra Sole” located in CBD. *Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC.* <https://ridgefieldct.portal.opengov.com/records/92996>
- 3.5. **VDC-23-7; 3 Big Shop Lane**; Village District Application (per RZR 8.3 and 5.1.B and 7.2.H.2) for exterior façade changes and sign “Terra Sole” installed at the property. *Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC.* <https://ridgefieldct.portal.opengov.com/records/92992>
- 3.6. **SP-23-18; 96 Round Lake Rd**: Special Permit (per RZR 9.2.A and 7.5.D.3.1) for the filling and grading to support existing retaining wall. *Owner: David & Tyler Burton. Applicant: John Palazzo.*
<https://ridgefieldct.viewpointcloud.com/records/92723>
- 3.7. **SUB-23-1; 116 Nod Road**; 3 lot Re-subdivision of land under Section 7.5 of Subdivision Regulations for a parcel containing ± 7.192 acres in R-AA zone. *Owner: Sturges Properties LLC. Applicant: Robert Jewell.* <https://ridgefieldct.viewpointcloud.com/records/92478>
- 3.8. **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.*
<https://ridgefieldct.viewpointcloud.com/records/92498>
- 3.9. **If Public Hearing is Closed: SP-23-23; 30 Rustic Road**; Special permit application (RZR 9.2 A and 3.3.C.1) for a major home occupation of a Doggie daycare. *Owner/Applicant: Cory Cullen.*
<https://ridgefieldct.portal.opengov.com/records/93244>

4. NEW BUSINESS

- 4.1. **SP-23-24; 17 Catoonah St.**: Revision to Special Permit (per RZR 9.2.A and 5.1) to open a dog groomer/salon in the CBD district. *Owner: 15-17 Catoonah St.LLC. Applicant: Kyle Neumann. Statutorily received on September 19, 2023. For discussion.*
<https://ridgefieldct.portal.opengov.com/records/93527>
- 4.2. **SP-23-25; 901 Ethan Allen Highway**; Revision to Special Permit (per RZR 9.2.A) for construction of a concrete pad for outdoor oxygen storage, installing bollards and fencing. *Owner: Ridgefield Professional Office. Applicant: Jason Williams. For receipt and possible discussion.*
<https://ridgefieldct.portal.opengov.com/records/93662>

4.3. Approval of Minutes

4.3.1.Meeting Minutes – September 19, 2023

5. ADJOURN