



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
MEETING AGENDA (REVISED)**

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, November 21, 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_nKIJbquMRSWOObkulWbxazA 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 HEARING

- 2.1. **A-23-5:** Regulation Text Amendment (per PZR 9.2.B) to add Section 9.1.D and to amend Section 9.2.D.1 per CGS 14-54 and PA 23-40. *Commission initiated.* <https://ridgefieldct.portal.opengov.com/records/93892>

3. OLD/CONTINUED BUSINESS

- 3.1. **VDC-23-10; 15-17 Catoonah Street;** Village District Application (per RZR 8.3 and 5.1.B) for building sign and one freestanding sign “Treated Groom Spa” in CBD. *Applicant: Kyle Nuemann. Owner: 15-17 Catoonah Street LLC* <https://ridgefieldct.portal.opengov.com/records/94023>

4. NEW BUSINESS

- 4.1. **SUB-23-2; 54 Ketcham Rd.:** 4 lot subdivision of land under Section 7.5 of Subdivision Regulations for a parcel containing ± 12.96 acres in R-AA zone. *Owner: Diane and Joe Fossi. Applicant: Steven Trinkaus. For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.portal.opengov.com/records/94293>
- 4.2. **SP-23-28; 54 Ketcham Rd.:** Special permit Application (Per RZR 9.2.A and 3.2.C.5) for accessway for 4 new lots. *Owner: Diane and Joe Fossi. Applicant: Steven Trinkaus. For receipt and scheduling a sitewalk and Public Hearing.* <https://ridgefieldct.portal.opengov.com/records/94401>
- 4.3. **REF-23-4; 8-24** Referral Application for a gravel parking lot at the corner of West Mountain Rd.(C13-0071) and Old West Mountain Road. *For receipt and acknowledgement.* <https://ridgefieldct.portal.opengov.com/records/94456>

4.4. **SP-23-27; 635 Danbury Road:** Revision to Special permit (per RZR 9.2.A and 5.2.D.17) for opening a training center for Medical spa in B-2. *Owner: Scott Callahan. Applicant: Katie Callahan. For receipt and discussion.*
<https://ridgefieldct.portal.opengov.com/records/94317>

4.5. **Approval of Minutes**

4.5.1. Meeting Minutes – November 8, 2023

5. ADJOURN