



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION REVISED 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, July 2, 2024
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/join/register/WN_fa-tWFsESuOxIGfPIeLgWw 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>).
- a) Updates from Land Use Office
- 1.3. Approval of agenda.

2. PUBLIC HEARINGS

- 2.1. **(Contd.) SP-24-17; 426 Main St:** Special Permit Application (Per 9.2 A and 5.1.D.6) for converting a commercial office to residential on second floor. *Owner: Reg-UB Properties, LLC; Appl: Charles Lichtenauer.* <https://ridgefieldct.portal.opengov.com/records/96738>
- 2.2. **(Contd.) A-24-1: Regulation Text Amendment** (per PZR 9.2.B) to allow for Area Median Income with a restriction “in perpetuity” in lieu of State Median Income with a restriction of 40 years. *Commission initiated.* <https://ridgefieldct.portal.opengov.com/records/96744>
- 2.3. **SP-24-18; 54 Harvey Rd:** Special Permit Application (Per RZR 9.2 A and 3.4.C.2.) to place a chicken coop in front yard. *Owner/App: Georgi Todorov.* <https://ridgefieldct.portal.opengov.com/records/96114>
- 2.4. **AH-24-1; 103 Danbury Rd:** Affordable Housing Application per CGS §8-30g for conversion of former restaurant into eight (8) studio/efficiency apartments, three (3) will be “affordable” in B-2 Zone. *Owner: Copps Hill Common LLC; Appl: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/97114>

3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: SP-24-17; 426 Main St:** Special Permit Application (Per 9.2 A and 5.1.D.6) for converting a commercial office to residential on second floor. *Owner: Reg-UB Properties, LLC; Appl: Charles Lichtenauer.* <https://ridgefieldct.portal.opengov.com/records/96738>
- 3.2. **If Public Hearing is Closed: A-24-1: Regulation Text Amendment** (per PZR 9.2.B) to allow for Area Median Income with a restriction “in perpetuity” in lieu of State Median Income with a restriction of 40 years. *Commission initiated.* <https://ridgefieldct.portal.opengov.com/records/96744>

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- 3.4. **If Public Hearing is Closed: AH-24-1; 103 Danbury Rd:** Affordable Housing Application per CGS §8-30g for conversion of former restaurant into eight (8) studio/efficiency apartments, three (3) will be “affordable” in B-2 Zone. *Owner: Cops Hill Common LLC; Appl: Robert Jewell.*
<https://ridgefieldct.portal.opengov.com/records/97114>
- 3.5. **MISC-24-7: Branchville Strategic Review.** In the fall of 2023, the Commission indicated an interest in reviewing and re-visiting the 2017 Branchville “TOD” study and recommendations, given recent progress on infrastructure improvements. After hearing from three experts over three previous meetings (from December through early February [Note: Commissioner DiSalvo is recused on this matter.]

4. NEW BUSINESS

- 4.1. **RZ-24-1: 58 Prospect Ridge: Text change** for existing MSDD floating zone (Per RZR 9.2.C and 4.5.A.1) to add areas of East Ridge and Prospect Ridge. *Owner: Thomas Montanari; Appl: Robert Jewell. For receipt and scheduling a Public Hearing. (Staff suggests Public Hearing on September 3).*
- 4.2. **SP-24-21: 58 Prospect Ridge: Special Permit Application** (per RZR 9.2.A and 4.5.A) for construction of four new dwellings and associated site work at 62 East Ridge and 58 Prospect Ridge. *Owner: Thomas Montanari; Appl: Robert Jewell. For receipt and schedule sitewalk and Public Hearing. (Staff suggests sitewalk on July 21 and Public Hearing on September 3).*
- 4.3. **SP-24-22: 680 Danbury Rd: Special Permit Application** (per 9.2.A; 5.3.C and 7.2.E) for construction of accessory building, installation of second sign and new outdoor seating area. *Owner: ANB Enterprises LLC; Applicant: Robert Jewell. For receipt and schedule sitewalk and Public Hearing. (Staff suggests sitewalk on July 21 and Public Hearing on September 3)*
- 4.4. **Approval of Minutes**
 - 4.4.1. [Meeting Minutes](#) –June 18, 2024

5. ADJOURN