



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION MEETING REVISED 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 15, 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_85q-rhMS46yCidi0ahhrw 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. PUBLIC HEARING

- 2.1. **SP-25-5:- 29 Prospect Street:** Revision for Special Permit (Per 9.2.A) File #2014-008-PR-SP-VDC for a modification to the General Condition #11 to use the emergency access for exit to trucks on Grove Street in CBD zone. *Owner: 29 Prospect Street LLC; Appl: Michael Loya.*
<https://ridgefieldct.portal.opengov.com/records/101457>

3. OLD/CONTINUED BUSINESS

- 3.1. **(Continued) AH-24-4: 43 Danbury Road:** Affordable Housing Application per CGS §8-30g for 20 units apartment building, replacing the existing structures. *Owner: Ljatif Ramadani; Appl: Peter Olson.*
<https://ridgefieldct.portal.opengov.com/records/99636>
- 3.2. **(Continued) VDC-25-5: 389 Main Street:** Revision to a Village District Application (Per RZR 8.3) for prior approval VDC-24-10 for HVAC screening in CBD zone. *Owner: Addressi Square LLC; Appl: Wayne Addressi*
<https://ridgefieldct.portal.opengov.com/records/101734>
- 3.3. **(Continued) MISC-25-3: Branchville Strategic Review Update.**
<https://ridgefieldct.portal.opengov.com/records/101786>

4. NEW BUSINESS

- 4.1. **FP-25-1: 0 Simpaug Tpke:** Flood Plain site plan application (Per RZR 6.1) for trails and boardwalks in the flood plain area on State of Connecticut parcels H12-0057 and H13-0051. *Owner: State of CT DOT; Applicant: Philip Katz. (For possible discussion or Public Hearing. If Public Hearing, staff suggests September 2nd).*
<https://ridgefieldct.portal.opengov.com/records/102049>
- 4.2. **SP-25-9: 484 Ridgebury Road:** Special Permit Application (Per 9.2.A and 3.3.C.1) for a major home occupation to use Ridgebury farm as event rentals in RAAA zone. *Owner: 484 Ridgebury Road Management LLC; Appl: Trillium Architects. (For receipt and schedule sitewalk and Public Hearing. Staff suggests Public Hearing September 2nd or 16th)* <https://ridgefieldct.portal.opengov.com/records/102072>

4.3. **Bond Release: 100D Danbury Road; Application AH-23-1 and AH-24-2.** Request remaining bond amount posted for erosion and sediment control and stormwater management.

4.4. **Approval of Minutes:**

4.4.1. [July 1, 2025](#)

5. ADJOURN