



**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.”

**Tuesday, May 26, 2026  
7:00 PM**

**Town Hall Annex, Meeting Room #2  
66 Prospect Street, Ridgefield, CT**

Zoom Meeting link: [https://us02web.zoom.us/webinar/register/WN\\_IFrS\\_rPxRYC-e3LQIxK8JQ](https://us02web.zoom.us/webinar/register/WN_IFrS_rPxRYC-e3LQIxK8JQ)  
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: (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 [Correspondence](#).)

**1.3. Approval of agenda**

**2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)**

**3. PUBLIC HEARING**

3.1. **(Contd.) A-26-1: Text Amendment** application (per RZR 9.2.B) to amend Section 2.2- revise definitions for “Bed and Breakfast” and add new for “Short-Term Rentals”; amend Section 3.2.C.12-Bed and Breakfast and include “Short Term Rentals”. *Commission Initiated*.  
<https://ridgefieldct.portal.opengov.com/records/104870>

3.2. **(Contd.) A-26-3: Text Amendment** application (per RZR 9.2.B) to amend Section 7.5: Excavation Filling, and Grading. *Commission Initiated*.  
<https://ridgefieldct.portal.opengov.com/records/104873>

**4. OLD/CONTINUED BUSINESS**

4.1. **IF PUBLIC HEARING IS CLOSED: A-26-1: Text Amendment** application (per RZR 9.2.B) to amend Section 2.2- revise definitions for “Bed and Breakfast” and add new for “Short-Term Rentals”; amend Section 3.2.C.12-Bed and Breakfast and include “Short Term Rentals”. *Commission Initiated*. <https://ridgefieldct.portal.opengov.com/records/104870>

- 4.2. **IF PUBLIC HEARING IS CLOSED: A-26-3: Text Amendment** application (per RZR 9.2.B) to amend Section 7.5: Excavation Filling, and Grading. *Commission Initiated.*  
<https://ridgefieldct.portal.opengov.com/records/104873>
- 4.3. **VDC-26-3: 407 Main Street:** Village District Application (per RZR 8.3; 5.1.B and 7.2.E.1) for exterior wall sign “Sommlike” with sign illumination and building lights located in CBD zone.  
*Owner: Carnall Insurance LLC; Applicant: Robert Mordente.*  
<https://ridgefieldct.portal.opengov.com/records/105173>
- 4.4. **SP-26-5: 66 Grove Street, Unit 1:** Revision to a Special Permit (per RZR 9.2.A and 5.3) to revise the previously presented and approved fence style at “Tribeca Community School Ridgefield”.  
*Owner: Lisa Eng Props LLC Lydia Li Trust Props LLC Et Al; Appl: Robert Jewell.*  
<https://ridgefieldct.portal.opengov.com/records/105657>
- 4.5. **SP-26-6: 137 Ethan Allen Hwy:** Revision to a Special Permit (per RZR 9.2.A and 5.2.D.5) for change of use from retail to manufacturing, production of food item-Popcorn for “Prospector popcorn LLC” in B-2 Zone. *Owner: BHD Ridgefield Realty LLC; Applicant: Robert Jewell.*  
<https://ridgefieldct.portal.opengov.com/records/105658>

4.6. **Temporary Moratorium Activities**

- 4.6.1. [MISC-26-1](#): General Regulation and Zones review. c/o Chair
- 4.6.2. [MISC-25-3](#): Branchville Strategic Review

**5. NEW BUSINESS**

- 5.1. Regular Meeting Minutes – [May 12, 2026](#)

**6. ADJOURN**