



**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, July 28, 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_pvsWunYAZ-couNZKE_SGw

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-26-3: 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>

3.2. **A-26-6: Text Amendment Application** (per RZR p.2.B) to amend Section 9.3.L: Notice of Hearing (Mailing to Nearby Owners). *Commission Initiated.*

<https://ridgefieldct.portal.opengov.com/records/106579>

4. OLD/CONTINUED BUSINESS

4.1. **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>

4.2. **IF PUBLIC HEARING IS CLOSED: A-26-6: Text Amendment Application** (per RZR p.2.B) to amend Section 9.3.L: Notice of Hearing (Mailing to Nearby Owners). *Commission Initiated.* <https://ridgefieldct.portal.opengov.com/records/106579>

4.3. **VDC-26-6: 7 Bailey Ave: Village District Application** (per RZR 8.3; 5.1.B; 7.2.E.1) to paint exterior, new awning and window lettering “Lilia” in CBD zone. *Owner: Urstadt Biddle Properties Inc; Appl: Teresa Meyer.* <https://ridgefieldct.portal.opengov.com/records/106378>

4.4. **Temporary Moratorium Activities**

4.4.1. [MISC-26-1](#): General Regulation and Zones review. c/o Chair

4.4.2. [MISC-25-3](#): Branchville Strategic Review

5. **NEW BUSINESS**

5.1. **MISC-26-5: Pre-submission concept Review** (per RZR 9.2.E) for proposed development of an affordable 8-30g multi-family development of three-story residential building with 14 apartments associated parking, utilities, stormwater management, landscaping and related site work at 27 Abbott Avenue in R 7.5 zone. *Applicant: Brian Carey* <https://ridgefieldct.portal.opengov.com/records/106764>

5.2. **MISC-26-6: Pre-submission concept Review** (per RZR 9.2.E) for Branchville Schoolhouse Restoration Project at 302 Old Branchville Rd. in RAA zone. *Appl: Stephen Bartkus.* <https://ridgefieldct.portal.opengov.com/records/106795>

5.3. Department Annual Report- July 2025- June 2026

5.4. Meeting Minutes – Regular Meeting, [July 14, 2026](#)
Sitewalk Minutes – [July 28, 2026](#)

6. **ADJOURN**