



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, September 8, 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_Q-sWnjgQRGWaVpB2DgtXEQ
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](#).

- Letter from Christopher and Beth Ingram re: Bennett's Meadow Subdivision

1.3. Approval of agenda

2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)

2.1 225 Bennetts Farm Road.

3. PUBLIC HEARING

3.1. **SP-26-7: 0 Ethan Allen Hwy: Special Permit Application** (per RZR 9.2.A and 5.3.D.13) to create a golf driving range, parking area and related improvements in B-2 Zone. Owner: EAP Property; Applicant: Robert Jewell. <https://ridgefieldct.portal.opengov.com/records/106587>

4. OLD/CONTINUED BUSINESS

4.1. **IF PUBLIC HEARING IS CLOSED: SP-26-7: Special Permit Application** (per RZR 9.2.A and 5.3.D.13) to create a golf driving range, parking area and related improvements in B-2 Zone. Owner: EAP Property; Applicant: Robert Jewell. <https://ridgefieldct.portal.opengov.com/records/106587>

4.2. Zoning Regulations Update

4.2.1. [MISC-26-1](#): Zoning Regulations review. c/o Chair

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

5. NEW BUSINESS

5.1. **FP-26-2: 0 West Branchville Rd: Flood Plain Application** (per RZR 6.1 and RZR 11) for safety improvements at Portland Avenue and Depot Road railroad crossing; under the State project No 117-164, located at the intersection of Portland Ave and West Branchville (Parcel ID I17-0114), Town of Ridgefield. *Owner: State of Connecticut and Town of Ridgefield. Appl: Jeffrey Fontaine. For receipt and to schedule Sitewalk and discussion. (Staff suggests sitewalk September 20 and discussion September 22nd.)*
<https://ridgefieldct.portal.opengov.com/records/107276>

5.2. **SP-26-9: 63 Powdermaker Drive: Special Permit Application** (per RZR 3.3.C.1) for major home occupation to run a dog care/dog rescue for a property located in RAAA zone. *Owner: Kimberly Aharon and Alon Aharon Co Trustees; Appl: Kimberly Aharon. For receipt and schedule sitewalk and Public Hearing. (Staff suggests sitewalk on September 20 and Public Hearing on October 13th.)* <https://ridgefieldct.portal.opengov.com/records/107279>

5.3. **SP-26-10: 900 Ridgebury Rd: Revision to prior Special Permit** (per RZR 5.5.D) for installation of storage structure in CDD zone. *Owner: Boehringer Ingelheim; Appl: Stephen Snell. For receipt and schedule discussion. (Staff suggests discussion on September 22)*
<https://ridgefieldct.portal.opengov.com/records/108397>

5.4. **VDC-26-8: 421 Main Street: Village District Application** (per RZR 8.3; 5.1.B and 7.2.E.3) for second wall/building sign “Monet Nails & Spa” located in CBD zone. *Owner: GAJ LLC; Applicant: Hui Su. For receipt and schedule discussion. (Staff suggests discussion on September 22 or October 13th)* <https://ridgefieldct.portal.opengov.com/records/108431>

5.5. **SP-26-11: 421 Main Street: Special Permit Application** (per RZR 8.3; 5.1.B and 7.2.E.3) for second wall/building sign “Monet Nails & Spa” located in CBD zone. *Owner: GAJ LLC; Applicant: Hui Su. For receipt and schedule Sitewalk and Public Hearing. (Staff suggests sitewalk on September 20 and Public Hearing on October 13th)*
<https://ridgefieldct.portal.opengov.com/records/108446>

5.6. Meeting Minutes – Regular Meeting, [July 28, 2026](#)

6. ADJOURN