



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 22, 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_Drj3YZqSLKL8V2X2LoNsw
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. **(Contd.) 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. **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.*
<https://ridgefieldct.portal.opengov.com/records/107276>

4.3. **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.*
<https://ridgefieldct.portal.opengov.com/records/108397>

4.4. **Zoning Regulations Update**

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

4.4.1.1. Native plant discussion

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

5. **NEW BUSINESS**

5.1. [MISC-26-8](#): **92 Danbury Rd: Pre-submission concept** (per RZR 9.2.E) for the property located at 92 Danbury Road for Mavis Tire (currently Marty Motors) in B-3 Zone.

5.2. [REF-26-3](#): **221 Danbury Road**: 8-24 Referral application for purchase of property located at 221 Danbury Road for a new Public Safety Building accommodating the Ridgefield Police, Fire EMS, Ridgefield Volunteer Fire Department and communication center. *(For receipt and possible discussion).*

5.3. [REF-26-4](#): **84 Mamanasco Road**: 8-24 Referral for donation of land located at 84 Mamanasco Road; (C10-0180 and C10-0182). Parcels will be deed restricted open space in perpetuity and used as a small park as requested by owner. *(For receipt and possible discussion).*

5.4. [REF-26-5](#): **29 Lakeview Drive**: 8-24 Referral for sale of land located at 29 Lakeview Drive (F08-0160). *(For receipt and possible discussion).*

5.5. Meeting Minutes – Regular Meeting, [July 28, 2026](#)
Regular Meeting, [September 8, 2026](#)

6. **ADJOURN**