

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
AGENDA (REVISED)**

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 24, 2022
7:00 PM**

**First Floor Conference Room, Town Hall Annex
66 Prospect Street, Ridgefield, CT**

Please note that this will be a hybrid meeting, held in accordance with PA 21-2, JSS, Sec 149. Participants may choose to attend in person at the venue noted above, or via Zoom webinar.

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_XzRAfgZ7Q9ivP_X8IHO2kg

After registering, you will receive a confirmation email containing information about joining the webinar.

1. CALL TO ORDER

1.1. Distribution of agenda & previous minutes.

1.2. Distribution/acknowledgement of correspondence

1.2.1. Letter from Ms. Delgiudice Re: Crosswalks (May 09, 2022)

1.3. Approval of agenda

2. PUBLIC HEARING

2.1. (Contd.) SP-22-4, 34 Bailey Avenue: Special Permit Application per Section 9.2 and per Section 5.1.D of the Town of Ridgefield Zoning Regulations for new construction of mixed use building with 3 commercial units on first floor and 25 residential units in the CBD zone. *35 Days to close a public hearing is June 14, 2022. Owner: Bailey Rail and Granary LLC./Applicant: Robert R. Jewell.*

<https://ridgefieldct.viewpointcloud.com/records/86614>

3. OLD/CONTINUED BUSINESS

- 3.1. **VDC-22-3, 34 Bailey Avenue:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for new construction of mixed use building with 3 commercial units on first floor and 25 residential units in the CBD zone. *65 days to render a decision is June 09, 2022. Owner: Bailey Rail and Granary LLC./Applicant: Robert R. Jewell.*
<https://ridgefieldct.viewpointcloud.com/records/86615>
- 3.2. **VDC-22-4; 395 Main Street.** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall sign “Houlihan Lawrence”.*65 days to render a decision is June 30, 2022. Owner: Adessi Square LLC. Applicant: Ashlea Andrews.*
<https://ridgefieldct.viewpointcloud.com/records/86721>
- 3.3. **VDC-22-5; 426 Main Street.** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for awning and vinyl covering and sign for “Tablao”. *Owner: Urstadt Biddle Properties Inc. Applicant: Gerardo Flores.*
<https://ridgefieldct.viewpointcloud.com/records/86799>
- 3.4. **SP-22-6; 125 Danbury Road.** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for exterior renovations to add 2 reverse vending machines in the front of the property. *Owner: Equity One (Copp Hill) Inc. Applicant: Sarah Schaffer.*
<https://ridgefieldct.viewpointcloud.com/records/86456>
- 3.5. **PA 21-1 (Recreational cannabis establishments).** Discussion on BOS hearings & vote. Discussion on next steps required for PZC. % Chair.
- 3.6. **8-30j Affordable Housing Plan.** Update/discussion (if any) on drafting process.
- 3.7. **2019-055-REV(SP)-SR; 353 Main St.** Applicant requests release of bond in the amount of \$192,632.44, posted for erosion and sediment control. Agent: John Kukulka, on behalf of St. Stephen’s Church. *For partial release of bond.*
- 3.8. ARPA Funding: To Support ECDC for funding approval.

4. NEW BUSINESS

- 4.1 **SP-22-3; 417 Main Street.** Special Permit Application per Section 9.2 and per Section 5.1.D.4 to expand seating for more than 15 in the lower level of café. *Owner: GAJ LLC. Applicant: Heather Bellizi. For receipt and scheduling a public hearing.*
<https://ridgefieldct.viewpointcloud.com/records/86152>
- 4.2 **VDC-22-7, 420 Main Street.** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for awning and sign for “Whim”. *Owner: Urstadt Biddle Properties Inc. Applicant: Vivian Hoffman. For receipt and scheduling a discussion.*
<https://ridgefieldct.viewpointcloud.com/records/87252>

4.3 Approval of Minutes.

4.3.1. **Regular Meeting**, May 10, 2022

4.3.2. **Sitewalk Meeting**, May 22, 2022

5. ADJOURN