



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
REVISED 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, April 18, 2023
7:00 PM**

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

Participants may choose to attend in person at the Annex or via Zoom.

Meeting link: https://us02web.zoom.us/webinar/register/WN_WV3l_ycTeinXKjpNC0VcQ

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

1. CALL TO ORDER

1.1. Continuation of agenda items from Special Meeting immediately prior, if/as required

1.2. Distribution of agenda & previous minutes.

1.3. Distribution/acknowledgement of correspondence

1.3.1. Letter from Lori Rutkowski 4/17/2023, re:SP-23-12

1.4. Approval of agenda

2. PUBLIC HEARINGS

2.1. **(Contd.) SP-23-3: 967 Ethan Allen Highway: Revision to Special Permit Application** (per RZR 9.2 and 5.6.C) for the exterior addition for smokers and cooking space at Hoo Doo Brown Restaurant. *Owner: 967 Ethan Allen Highway LLC. Applicant: Peder Scott.*

<https://ridgefieldct.viewpointcloud.com/records/90826>

2.2. **SP-23-4: 17 Catoonah Street:** Special Permit Application (per PZR 9.2 and 7.2.E.3) to install second building sign – “Treats Pupperia”. Statutorily received on March 07, 2023. *Owner: 15-17 Catoonah Street LLC. Applicant: Kyle Neumann.*

<https://ridgefieldct.viewpointcloud.com/records/90906>

2.3. **SP-23-10: 43 Briar Ridge Rd:** Special Permit Application (per RZR 9.2 per RZR 3.4.B.2 to install an inground pool in the front yard. *Owner: Justin & Sarah Rosen. Applicant: Samantha Brant.* <https://ridgefieldct.viewpointcloud.com/records/91132>

2.4. **SP-23-11: 8 Linden Road:** Special Permit Application (per RZR 9.2 per RZR 3.4.B.2 to install a 160 Sq ft. shed in the front yard. *Owner/Applicant: Melissa Brent.*

<https://ridgefieldct.viewpointcloud.com/records/86851>

- 2.5. **AH-23-1: 0 Farmingville Road; F13-0003;** Affordable Housing Application per CGS §8-30g construct 6-unit multi-family building. <https://ridgefieldct.viewpointcloud.com/records/91087>

3. OLD/CONTINUED BUSINESS

- 3.1. **IF PUBLIC HEARING IS CLOSED: SP-23-3: 967 Ethan Allen Highway: Revision to Special Permit Application** (per RZR 9.2 and 5.6.C) for the exterior addition for smokers and cooking space at Hoo Doo Brown Restaurant. *Owner: 967 Ethan Allen Highway LLC. Applicant: Peder Scott.* <https://ridgefieldct.viewpointcloud.com/records/90826>
- 3.2. **IF PUBLIC HEARING IS CLOSED: SP-23-4: 17 Catoonah Street:** Special Permit Application (per PZR 9.2 and 7.2.E.3) to install second building sign – “Treats Pupperia”. Statutorily received on March 07, 2023. *Owner: 15-17 Catoonah Street LLC. Applicant: Kyle Neumann.* <https://ridgefieldct.viewpointcloud.com/records/90906>
- 3.3. **IF PUBLIC HEARING IS CLOSED: SP-23-10: 43 Briar Ridge Rd:** Special Permit Application (per RZR 9.2 per RZR 3.4.B.2 to install an inground pool in the front yard. *Owner: Justin & Sarah Rosen. Applicant: Samantha Brant.* <https://ridgefieldct.viewpointcloud.com/records/91132>
- 3.4. **IF PUBLIC HEARING IS CLOSED: SP-23-11: 8 Linden Road:** Special Permit Application (per RZR 9.2 per RZR 3.4.B.2 to install a 160 Sq ft. shed in the front yard. *Owner/Applicant: Melissa Brent.* <https://ridgefieldct.viewpointcloud.com/records/86851>
- 3.5. **IF PUBLIC HEARING IS CLOSED: 0 Farmingville Road; F13-0003;** Affordable Housing Application per CGS §8-30g construct 6-unit multi-family building. <https://ridgefieldct.viewpointcloud.com/records/91087>
- 3.6. **Charter Review Commission-Re:** Ridgefield Affordable Housing Committee
- 3.7. (Continued) Discussion and possible action re: bills under consideration at 2023 General Assembly legislative session.

4. NEW BUSINESS

- 4.1. **SP-23-12; 120 Prospect Street;** Revision to Special Permit (per RZR9.2A) to widen the road and remove the sidewalk. *Owner: Prospect Woods Condominium Assoc. Applicant: Nancy Tine* *For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.viewpointcloud.com/records/91481>
- 4.2. Approval of Minutes
- 4.2.1. Meeting Minutes-April 04, 2023

5. ADJOURN