

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**

ZOOM ONLY

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.”

Wednesday, September 28, 2022, 7:00 PM

Planning & Zoning Commission will hold its meeting remotely using video technology in real time. Not less than twenty-four hours prior to the meeting, the public upon written request submitted to the office at 66 Prospect Street or email at pzadmin@ridgefieldct.org, can be provided with the necessary electronic equipment, at a Town facility, to attend such meeting.

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Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_O0exKdU4SemCIoKTRe0Z2g

After registering, you will receive a confirmation email containing information about joining the webinar. The email is sent from an account used for sending messages only. Do not reply to that email. Please contact departments instead.

1. CALL TO ORDER

- 1.1. **Distribution of agenda & previous minutes.**
- 1.2. **Distribution/acknowledgement of correspondence**
[Correspondence | Ridgefield CT](#)
- 1.3. **Approval of agenda**

2. PUBLIC HEARINGS

- 2.1. **(Contd.) A-22-1: Regulation Amendment Application (per RZR 9.2.B), proposing to prohibit all medical and adult use Cannabis Establishments in all zoning districts in the Town of Ridgefield.**
Applicant: Kirk Carr.
<https://ridgefieldct.viewpointcloud.com/records/87538>

- 2.2. **SP-22-16; 29 Manor Road.** Special Permit Application (RZR 9.2) to approve an inground pool in the front yard. Owner: Anthony Defoe. Applicant: Nicholas Ackerman.
<https://ridgefieldct.viewpointcloud.com/records/87677>
- 2.3. **SP-22-17; 252 Bennetts Farm Road.** Special Permit Application (RZR 9.2) for installation of detached garage in the front yard. Owner/Applicant: Dylan Cathers.
<https://ridgefieldct.viewpointcloud.com/records/88272>
- 2.4. **SP-22-18; 6 Farmingville Road,** Revision to Special Permit Application (RZR9.2) for removal of a prior special permit condition to allow one residential unit on first and second floor in the B-3 zone. *Owner: Longo Carwash LLC. Applicant: Robert R. Jewell.*
<https://ridgefieldct.viewpointcloud.com/records/88622>

3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: A-22-1:** Regulation Amendment Application (per RZR 9.2.B), proposing to prohibit all medical and adult use Cannabis Establishments in all zoning districts in the Town of Ridgefield. *Applicant: Kirk Carr.*
<https://ridgefieldct.viewpointcloud.com/records/87538>
- 3.2. **SP-22-13; 42 Oscaleta Road.** Special Permit Application (RZR 9.2) and per (RZR 3.2.C.5) to approve an accessway as part of First Division of property. *65 days to render a decision is November 17, 2022*
Owner: Gerald & Linda Koren. Applicant: Robert Jewell.
<https://ridgefieldct.viewpointcloud.com/records/87850>
- 3.3. **If Public Hearing is Closed: SP-22-16; 29 Manor Road.** Special Permit Application (RZR 9.2) to approve an inground pool in the front yard. Owner: Anthony Defoe. Applicant: Nicholas Ackerman.
<https://ridgefieldct.viewpointcloud.com/records/87677>
- 3.4. **If Public Hearing is Closed: SP-22-17; 252 Bennetts Farm Road.** Special Permit Application (RZR 9.2) for installation of detached garage in the front yard. Owner/Applicant: Dylan Cathers.
<https://ridgefieldct.viewpointcloud.com/records/88272>
- 3.5. **SP-22-18; 6 Farmingville Road,** Revision to Special Permit Application (RZR9.2) for removal of a prior special permit condition to allow one residential unit on first and second floor in the B-3 zone. *Owner: Longo Carwash LLC. Applicant: Robert R. Jewell*
<https://ridgefieldct.viewpointcloud.com/records/88622>
- 3.6. **SP-22-15, 113 Danbury Road.** Revision to Special Permit (RZR 9.2 & RZR 7.2.E.3) to install second sign on building “Stacey’s Totally Baked”. *Owner: Shirley Sampson. Applicant: Adam Sussman.*
<https://ridgefieldct.viewpointcloud.com/records/88193>
- 3.7. **VDC-22-9; 19 Governor Street.** Village District Application (RZR 9.2) per (RZR 5.1.B) for a window signs –“Jill Rae designs”. *Owner: Donnelly Joseph Gavin Trustee EtAl. Applicant: Jillian Rae.*
<https://ridgefieldct.viewpointcloud.com/records/88526>
- 3.8. **SP-22-4; 34 Bailey Ave :**Final conditions of Approval.
- 3.9. **RZ-22-1; 0 Ethan Allen:** Final Conditions of Denial.

3.10. Release of Bond

3.10.1. **8 New Street:** Release of Bond for Amount \$2,200.00 posted for Erosion and Sediment control and Stormwater Management.

4. NEW BUSINESS

4.1. Approval of Minutes.

4.1.1. Regular Meeting – July 26, 2022

4.1.2. Special Meeting- August 16, 2022

4.1.3. Regular Meeting- September 13, 2022

5. ADJOURN

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes