



**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION**

**AGENDA (REVISED)**

**Tuesday, July 13, 2021, 7:00P.M.**

Planning & Zoning Commission will hold its July 13, 2021 meeting remotely using video technology in real time. Not less than twenty-four hours prior to this meeting, the public upon written request submitted to the office at 66 Prospect Street or email at [pzadmin@ridgefieldct.org](mailto:pzadmin@ridgefieldct.org), can be provided with the necessary electronic equipment, at a Town facility, to attend such meeting.

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

When: Jul 13, 2021 07:00 PM Eastern Time (US and Canada)  
Topic: PZC Webinar

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_gVSx3dSkS1ydHgmoqiBrgg](https://us02web.zoom.us/webinar/register/WN_gVSx3dSkS1ydHgmoqiBrgg)

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.

**I. Call to Order**

**II: Public Hearing:**

1. **A-21-3(Contd.):** Regulation amendment Application per Section 9.2.B to add a Section 7.16 Renewable Energy Regulations and Section 2.2 – Definitions. Commission initiated.  
<https://ridgefieldct.viewpointcloud.com/records/81122>
2. **SP-21-10:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per section 5.3.D.27 for used car dealership and auto repair shop at a property located at **626 Danbury Road**. *Owner: Mulvaney Properties LLC. Applicant: Franklin Montesdeoca.*  
<https://ridgefieldct.viewpointcloud.com/records/81690>

3. **SP-21-12:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a two stall horse barn in the front yard at a property located at **4 Old Oscaleta Road**. *Owner/Applicant: Megan Terry.*  
<https://ridgefieldct.viewpointcloud.com/records/80014>

### III: Discussions:

1. **A-21-3:** Regulation amendment Application per Section 9.2.B to add a Section 7.16 Renewable Energy Regulations and Section 2.2 – Definitions. Commission initiated.  
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2. **SP-21-10:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per section 5.3.D.27 for used car dealership and auto repair shop at a property located at **626 Danbury Road**. *Owner: Mulvaney Properties LLC. Applicant: Franklin Montesdeoca.*  
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3. **SP-21-12:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a two stall horse barn in the front yard at a property located at **4 Old Oscaleta Road**. *Owner/Applicant: Megan Terry.*  
<https://ridgefieldct.viewpointcloud.com/records/80014>
4. Subcommittees-
  - Business Zones
  - POCD Implementation Task Force
  - Zoning Legislative Changes
5. House Bill 6107/PA 21-29.
6. Marijuana Legislation.
7. Remote PZC meetings: Discussion/Vote

### IV: New Submissions:

1. **SP-21-14:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to install two wall signs – “Jaipore” on the front elevation at **19 Bailey Avenue**. *Owner: Jeannette Laforte. Applicant: Malvyn Paulino. For receiving and scheduling a sitewalk and Public Hearing.*  
<https://ridgefieldct.viewpointcloud.com/records/82474>

2. **VDC-21-5:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall signs –“Jaipore” at **19 Bailey Avenue**. *Owner: Jeannette Laforte. Applicant: Malvyn Paulino. For receiving and scheduling a discussion.*  
<https://ridgefieldct.viewpointcloud.com/records/82462>
3. **REF-21-2:** 8-24 Referral Application for acceptance of land at the intersection of Turner Road and Barnum Place. *Town of Ridgefield. For acknowledgement and review.*  
<https://ridgefieldct.viewpointcloud.com/records/82529>
4. **VDC-21-6:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall sign “Cross Logo” at **381 Main Street**. *Owner: 381-383 Main street LLC. Applicant: Karen Stark. For receiving and scheduling a discussion.*  
<https://ridgefieldct.viewpointcloud.com/records/80535>
5. **REF-21-3:** Referral Application from City of Danbury for Moratorium on acceptance of Applications, Amendments, Petitions or Issuance of Zoning permits for or related to Cannabis Establishments; new definitions. *City of Danbury. For acknowledgement and review.*  
<https://ridgefieldct.viewpointcloud.com/records/82713>

**V: Correspondence:**

**VI: Approval of Minutes:**

- **PZC Meeting-June 22, 2021**

**VII: Adjourn**