

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
SPECIAL MEETING 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.”

Thursday, October 06, 2022, 6:30 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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Topic: PZC Special Meeting

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_5k3DIR06TDKzjOPKzbsSiQ

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. OLD/CONTINUED BUSINESS

- 2.1. Pre-Submission Concept (per 9.2.E) at 901 **Ethan Allen Highway**. % Dr. Lipton
- 2.2. Pre-Submission Concept (per 9.2.E) for **Main Street signage**. % Glori Norwitt, ECDC.

- 2.3. **Regulation Amendment re: inclusionary zoning (RZR 9.2.B).** *For discussion.* % Chair .
- 2.4. **Regulation Amendment re: signage update (RZR 9.2.B & RZR 7.2.).** *For discussion.* % Chair.

3. NEW BUSINESS

- 3.1. **MISC-22-6: Opt-Out Public Act 21-29.** *For receipt and scheduling a Public Hearing on October 25, 2022.* % Commission
<https://ridgefieldct.viewpointcloud.com/records/88279>
- 3.2. **A-22-4: Regulation Text Amendment (per PZR 9.2.B) proposing for Section 7.13- Cannabis Establishments and Section 8.6-Uses Subject to Moratorium.** *For receipt and scheduling a Public Hearing on October 25, 2022.* % Commission
<https://ridgefieldct.viewpointcloud.com/records/89000>
- 3.3. Regulation Amendment re: parking in CBD zone (RZR 7.3.C.1). *For discussion.* % Chair.
- 3.4. Release of Bond
 - 3.4.1. **353 Main Street(St.Stephen’s); # 2019-055-REV(SP)(SR):** Release of Bond for Amount \$50,000.00 posted for Erosion and Sediment control and Stormwater Management.

4. ADJOURN

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes