

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.”

Tuesday, December 27, 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_OC313xq5T-288itciNUUXg

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: [Correspondence | Ridgefield CT](#)

- All emails and letters are Under A-22-5 application.

1.2. Approval of agenda

2. OLD/CONTINUED BUSINESS

3. PUBLIC HEARINGS

3.1.1 **A-22-5:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 4.6 and Section 8.8 for Inclusionary Zoning. *Commission initiated.*

<https://ridgefieldct.viewpointcloud.com/records/89747>

3.1.2 **A-22-6:** Regulation Text Amendment (per PZR 9.2.B) for Section 7.3.C.1- Parking in the CBD Zone. *Commission initiated.* <https://ridgefieldct.viewpointcloud.com/records/89749>

3.1.3 **SP-22-21: 896 Ethan Allen Highway;** Special Permit Application (per RZR 9.2.A and RZR 5.3.D) for the exterior renovations including façade improvements for a Mexican restaurant “Casa Lu”. *35 days to close a Public hearing is January 31, 2023. Owner: Barking LLC. Applicant: David Adams.*

<https://ridgefieldct.viewpointcloud.com/records/88832>

4. NEW BUSINESS

4.1.1 **VDC-22-12: 451 Main Street;** Village District Application (per RZR 8.3 and RZR 5.1.B. of the Town of Ridgefield Zoning Regulations for installing a freestanding sign “CVS” in the CBD zone. Owner: Ridgefield Equities LLC. Applicant: Ashlea Andrews. For receipt and scheduling a discussion.

<https://ridgefieldct.viewpointcloud.com/records/90060>

4.1.2 **SP-22-22: 353 Main Street;** Revision to Special Permit Application (per RZR 9.2.A) to operate RCK preschool at St. Stephen’s Church in RA Zone. *Owner: St.Stephen’s Episcopal Church of Ridgefield. Applicant: Rebecca Nickles. For receipt and scheduling a sitewalk and discussion.*

<https://ridgefieldct.viewpointcloud.com/records/89750>

4.1.3 **SP-22-23: 41 Governor Street;** Revision to Special Permit Application (per RZR 9.2.A) to allow the temporary construction accessway to be maintained as permanent emergency access drive and modify planting plan. *Owner: Boys and Girls Club of Ridgefield Inc. Applicant: Robert Jewell. For receipt and scheduling a sitewalk and discussion*

<https://ridgefieldct.viewpointcloud.com/records/90144>

4.1.4 Approval of Minutes

- Regular meeting- December 13, 2022
- Special meeting- December 20, 2022

5. ADJOURN

6. FOOTNOTES:

7. RZR = Town of Ridgefield Zoning Regulations

8. CGS = Connecticut General Statutes