



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION 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, January 13, 2026
7:00 PM**

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

Zoom Meeting link: https://us02web.zoom.us/webinar/register/WN_xyLpiJHSPKjRb3byBaCMg
Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766

1. CALL TO ORDER

1.1. Distribution of agenda & previous minutes. (Published on Commission’s webpage prior to meeting.)

1.2. Administrative Announcements & Correspondence

(Note: (Note: Correspondence *related to an application* will be uploaded to the relevant application file (see links on agenda items) and reviewed/acknowledged during the relevant public hearing. Correspondence unrelated to an application will be acknowledged as this point in the meeting, and uploaded to the Commission’s webpage at [Correspondence](#).)

1.3. Approval of agenda

2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)

2.1. **967 Ethan Allen – Hoo Doo Brown**

2.2. **34 Bailey Avenue**

3. PUBLIC HEARING

3.1. **(Contd.) SP-25-16: 834 North Salem Road;** Special Permit application (per RZR 9.2.A and 3.2.C.12) for “Bed and Breakfast” use in existing accessory dwelling unit. *Owner: Naomi and Glen Broomberg; Applicant: Zachary Trippodo.*
<https://ridgefieldct.portal.opengov.com/records/103426>

3.2. **A-25-2:** Text Amendment change (Per RZR 9.2.B) to Section 8.10-Temporary and Limited Development Moratorium. *Commission initiated.*
<https://ridgefieldct.portal.opengov.com/records/104073>

4. OLD/CONTINUED BUSINESS

4.1. **IF PUBLIC HEARING IS CLOSED: SP-25-16: 834 North Salem Road;** Special Permit application (per RZR9.2.A and 3.2.C.12) for “Bed and Breakfast” use in existing accessory dwelling unit. *Owner: Naomi and Glen Broomberg; Applicant: Zachary Trippodo.*
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4.2. **IF PUBLIC HEARING IS CLOSED:** Text Amendment change (Per RZR 9.2.B) to Section 8.10-Temporary and Limited Development Moratorium. *Commission initiated.*
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4.3. **Temporary Moratorium Activities**

4.3.1. General Regulation and Zones review. c/o Chair

4.3.2. MISC-25-3: Branchville Strategic Review

4.3.3. RFP-Re: Planning Services

5. **NEW BUSINESS**

5.1. Meeting Minutes

5.5.1 Regular Meeting Minutes- [Nov 18, 2025](#), and [December 16, 2025](#)

5.5.2 Special Meeting Minutes – [January 6, 2026](#)

6. **ADJOURN**

Notes

Lis pendens: Addressi vs Planning & Zoning Commission Re 389 Main Street.