

Planning and Zoning Commission
Meeting Minutes
Tuesday, October 7, 2025
(Unrevised/Unapproved)

ATTENDANCE

Commission & Staff

NAME	TITLE/ROLE	PRESENT		NOTES
		Yes	No	
Robert Hendrick	Chair	X		
Mariah Okrongly	Vice Chair		X	
Joe Dowdell	Commissioner	X		
Ben Nneji	Commissioner	X		
Elizabeth DiSalvo	Commissioner		X	
Chris Molyneaux	Commissioner	X		
Joe Sorena	Commissioner	X		via Zoom
Sebastian D'Acunto	Commissioner	X		via Zoom
Ben Nissim	Commissioner	X		Arrived late at 7:13PM
Aarti Paranjape	Director, (Staff)	X		

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:01 PM; Quorum established.

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

1.2. Administrative Announcements & Correspondence

None

1.3. Approval of agenda.

No adjustments.

2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)

2.1. 362 Old Sib: Meeting with the property owner and neighbor.

Ms. Paranjape briefly discussed the violation and ongoing enforcement action.

2.2. 967 Ethan Allen: Hoo Doo Brown: Legal Counsel overview.

Ms. Paranjape briefly discussed the violation and ongoing enforcement action.

2.3. 34 Bailey Avenue: Meeting with Counsel and applicant.

Ms. Paranjape briefly discussed the violation and ongoing enforcement action.

3. PUBLIC HEARING(s)

- 3.1. **SP-25-10: 76 Canterbury Lane:** Special Permit Application (per RZR 9.2.A and 3.4.C.2) for construction of barn in the front yard. *Owner: Bruce and Linda Kallner; Applicant: Jay Contessa.*
<https://ridgefieldct.portal.opengov.com/records/102210>

Ms. Paranjape read the legal notice into the record. One letter was received for public comment.

Mr. Contessa represented the owners and gave a general description of the plans to construct a barn in the front yard. The intent was a low profile and with a planting plan to remain in character in the neighborhood. Detailed site plans were shown and explained to the PZC. The manure bin location has been updated and will be moved to the rear of the building.

Discussion ensued by PZC.

Hearing no further staff or PZC comments, Mr. Hendrick invited public comment. There was no public comment.

Ms. Paranjape shared her staff report. She gave a brief background on the property. AAC had concerns about manure in front, there should be additional screening, and pastures should be larger for horses. Ms. Paranjape recommends additional screening from a variety of plants, it meets the setbacks, erosion measures meets the regulations, lighting has not been proposed, the barn will not create traffic, and the manure should be hidden away, exterior color of the barn should be subdued.

Discussion ensued on the location of the manure pit. The applicant satisfied this recommendation. Clarification of farming as of right ensued. Applicant has satisfied the recommendations for additional plantings.

Hearing no objection or further comment, the public hearing closed at 7:21PM.

At 8:00PM a member of the public arrived at the meeting in person, they were unable to join the meeting via Zoom and wanted to make a comment. *See agenda item 4.2*

Motion made by Mr. Molyneaux to reopen the Public Hearing. Seconded by Mr. Nneji. Motion carried 4-3-0 with Mr. Nissim, Mr. D'Acunto and Mr. Sorena voting against.

Public hearing reclosed at 8:21PM.

- 3.2. **SP-25-11: 5 Palmer Court:** Special Permit Application (per RZR 9.2.A and 3.4.C.2) for construction of inground pool in the front yard. *Owner/Applicant: Steven Bronfield.*
<https://ridgefieldct.portal.opengov.com/records/101707>

Ms. Paranjape read the legal notice into the record.

Mr. Bronfield presented the application and described the site plan that was pulled up on the screen. A cedar fence and large tree line have gone up along the property line to provide screening of the pool from the neighbor. He added native plantings and CULTEC units to prevent runoff to the neighbor properties.

Discussion ensued on setbacks by the PZC.

Staff report from Ms. Paranjape gave a brief description of ZBA approval and IWB approvals with conditions. A brief history of the property was given. There is floodplain on this property but not within the proposed development. AAC approved as submitted. Ms. Paranjape recommended additional plant screening which was provided, no invasive lighting, no glare on neighboring properties, and development application shall be submitted. She stated that since the property was in the floodplain, the applicant should submit a statement from an engineer saying a stormwater system has been installed properly and submitted stormwater maintenance plan.

Hearing no further staff or PZC comments, Mr. Hendrick invited public comment.

PUBLIC COMMENTS:

David Boothe, 7 Palmer Court. He complimented the applicant on the fence and plantings that have been installed recently. He requests that the lighting faces the owners house vs pointed at the neighbors house if pool lighting is installed.

Mr. Bronfield gave final comments and is content with suggestions made by staff.

Hearing no objection or further comment, the public hearing closed at 7:36PM.

4. OLD/CONTINUED BUSINESS

- 4.1. **(Continued) SP-25-8: 258 Main Street:** Revision to Special Permit per (Per 9.2.A and 3.1.C.2) for allowing to host outdoor private events not related to museum in RA zone. Owner: *Aldrich Contemporary Art Museum Inc*; Applicant: *Bob Jewell*. <https://ridgefieldct.portal.opengov.com/records/101885>

Discussion from PZC ensued. The staff has updated comments since the initial staff report to include all potential Special Conditions discussed during the public hearing. PZC discussed their current thoughts and where the PZC stands on a general approval or denial.

Special Conditions include:

- *No more than 10 events per calendar year and no consecutive weekends.*
- *Outdoor events must end at 10:00PM*
- *No activities on Wednesday or Sunday due to parking lot usage with the neighboring church.*
- *No music amplification but speech can be amplified.*
- *No more than 150 people per event.*
- *Approval granted for a specified time – 2 years.*
- *The application does not include the use of lighting.*
- *Special conditions will be posted on their website and/or in rental contract for private event holders*

Motion made by Mr. Nissim to present a draft resolution of approval with special conditions discussed at the next meeting, seconded by Mr. Dowdell. Motion carried 5-2-0 with Mr. Nenji and Mr. Molyneaux voting against.

- 4.2. **IF PUBLIC HEARING IS CLOSED: SP-25-10: 76 Canterbury Lane:** Special Permit application (per RZR 9.2.A and 3.4.C.2) for construction of barn in the front yard. Owner: *Bruce and Linda Kallner*; Applicant: *Jay Contessa*. <https://ridgefieldct.portal.opengov.com/records/102210>

Discussion ensued by the PZC. Comments from staff were incorporated into the plan and landscaping has been updated to include more variety and additional plantings and the manure storage has been relocated to the rear of the building.

A motion was made to reopen the public hearing because a member of the public arrived at the meeting in person and said Zoom link was not working and he rushed to the physical meeting room to provide comment. He requested to reopen the meeting to speak.

Motion to reopen the public meeting by Mr. Molyneaux. Seconded by Mr. Nneji. 4-3-0

Samuel Miller, 82 Canterbury Lane. He has comments on the distance from the edge of his driveway to the fenceline for horses to prevent safety issues of spooked horses from neighboring properties. He believes the fence is 15 feet from property line and that is close and a concern. Horses are a flight animal. He has children walking horses down the roadway and wants to have as much distance as possible between his driveway and the fence. Mr. Miller has requested screening down the entire length of the driveway so the horses on either property cannot see each other.

The applicant responded and spoke about a fence line that is already there. The proposed fence is an additional 10 feet inside of the existing fence which is a total of 25 feet from the inside fence to the driveway.

Motion to close the public hearing by Mr. D'Acunto and seconded by Mr. Sorena. Motion carries and is unanimous. The public hearing reclosed at 8:22PM.

Motion to approve the application with special conditions by Mr. Nneji. Seconded by Mr. Molyneaux. Motion carried unanimously.

- 4.3. **IF PUBLIC HEARING IS CLOSED: SP-25-11: 5 Palmer Court:** Special Permit Application (per RZR 9.2.A and 3.4.C.2) for construction of inground pool in the front yard. *Owner/Applicant: Steven Bronfield.*
<https://ridgefieldct.portal.opengov.com/records/101707>

Motion by Mr. Sorena to approve with special conditions. Seconded by Mr. Molyneaux. Motion carries, 6-0-1. Mr. Nneji abstained.

4.4. Temporary Moritorium Activities

4.4.1.General Regulation Review. c/o chair

In progress but no additional discussion or updates this evening.

4.4.2.MISC-25-3: Branchville Strategic Review <https://ridgefieldct.portal.opengov.com/records/101786>

Discussion continued to circulate an updated map to sketch out areas to remain undeveloped.

5. NEW BUSINESS

- 5.1. **MISC-25-4: 150 Danbury Road:** Designation of a Community sign board location. *Owner: Ridgefield Bank; Applicant: Robert Jewell. For discussion.* <https://ridgefieldct.portal.opengov.com/records/102934>

Mr. Jewell represented the applicant for a designated community sign board location. Photos are presented on the screen. Discussion ensued by the PZC to determine what timeline the applicant expected because this topic will be part of the updated regulation discussion in a month or two. Site lines were discussed and intent not for profit signage.

The PZC has asked the applicant to refer the proposed sign board to the police department for comments on line of site. This will be discussed further on a future agenda with a response from police.

- 5.2. **VDC-25-7: 5 Bailey Avenue:** Village District Application (per RZR 8.3.B and 7.2.E) for installation of a blade sign and window coverigns "RG Design store" and exterior paint in CBD zone. *Owner: REG-UB Properties, LLC c/o Regency Centers L.P.; Applicant: Rachel McKeon. (For receipt and possible discussion)*
<https://ridgefieldct.portal.opengov.com/records/103010>

Ms. Gedymin presented her sign and application which includes fresh paint, signage, and window lettering. This was approved by the VDC with a recommendation to the PZC to approve as presented.

Motion to receive and approve the application with conditions by Mr. Nissim. Seconded by Mr. Nneji. Motion passes and it is unanimous.

- 5.3. **SP-25-14: 58 Ethan Allen Hwy:** Special Permit Application (per RZR 9.2.A and 7.2.E) for additional signs on mobile vans used for business. *Owner: Design Studio 54 LLC; Applicant: Matthew Taylor. (For receipt and scheduling a public hearing)* <https://ridgefieldct.portal.opengov.com/records/103044>

Motion to receive and schedule Public Hearing on November 18 2025 made by Mr. Nneji and seconded by Mr. Molyneaux. Unanimous Approval.

5.4. Approval of Minutes:

5.4.1. **September 14, 2025** – Sitewalk

5.4.2. **September 16, 2025** – Regular Meeting

***Motion to approve the above meeting minutes for both Sitewalk and Regular Meeting as amended.
Motion made by Mr. Molyneaux seconded by Ms. Dowdell. Unanimous Approval.***

6. ADJOURN

Mr. Dowdell addressed the computer issue preventing the member of the public from joining online earlier.

Hearing no further business or discussion, meeting adjourned at 8:50 PM

Submitted by Beth Peyser,
Recording Secretary (via video recording)

FOOTNOTES:

PZC =Town of Ridgefield Planning and Zoning Commission

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes