



**Ridgefield
Economic &
Community
Development
Commission**

400 Main Street • Ridgefield, CT 06877 • 203-431-2700

Glori Norwitt - Chair

Geoffrey Morris – Secretary

Sean Dowd

Kay Gelfman

Jennifer Gioffre

Brittney Howell

Bob Knight

Rudy Marconi, First Selectperson

ridgefieldct.gov

Economic & Community Development Commission

Approved Minutes

SPECIAL MEETING via Zoom

February 20, 2025, at 5 pm

The meeting was called to order at 5:04 pm via Zoom.

In attendance: Chair Glori Norwitt, Secretary Geoffrey Morris, Commissioners Sean Dowd, Kay Gelfman, Jennifer Gioffre, Bob Knight

Guests: Debra Franceschini

Public discussion

None

Agenda

The Planning & Zoning Commission has requested that the ECDC provide an opinion on two applications made to P&Z. The ECDC discussed those two applications:

43 Danbury Road, former Red Rooster Pub, 20 units, 6 affordable, 43 parking spots, 3 floors, corner apartments 2 bedrooms, others 1 bedroom. EV charging stations and 8 garage units. Morris and Dowd both support the development because it brings more shoppers and taxpayers and brings more walkable residents. Gioffre voiced similar reasons for supporting it. Gelfman mentioned that she attended P&Z meetings regarding the property and feels it fits within our need for affordable housing and more shoppers.

Norwitt moves that we submit an opinion in favor of this plan, Gelfman 2nd the motion. All in favor.

371 Wilton Road West: a residential home located in an R-A Zone on one acre, and includes a separate one-bedroom cottage. The home is connected to town water and sewer and the cottage is on septic. The owner wishes to build a multi-family, multi-story apartment building. The house and pool will be demolished but the cottage will remain. The building will have 32 parking spots, about 22 under the building, which will have 20 apartments. **Morris motioned that we oppose the project because it is not in keeping with the neighborhood and violates many zoning rules. Though 8-30g allows something to violate local zoning rules, it must be safe and in good health – and we encourage P&Z to scrutinize the plan to find violations regarding health and safety. We don't believe this project falls in line with the intent of the 8-30g state provision. Knight 2nds the motion. All in favor.**

Further, the Historic District Commission has an application re **11 Barlow Mountain Road** to be considered as historic property. Norwitt moved and Morris 2nd that we remove this agenda item since Historic District chair Dan O'Brien could not attend today so we will discuss at our March 3, 2025 meeting.

The meeting ended at 5:52 pm.