

Meeting Minutes  
Tuesday, June 17, 2025  
(Revised/Approved)

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	
Sebastian D'Acunto	Commissioner	X		
Ben Nissim	Commissioner	X		
Alice Dew	Director, (Staff)	X		

**1. CALL TO ORDER**

- *Chair Hendrick called meeting to order at 7:03 PM; Quorum established.*

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

1.2. Administrative Announcements & Correspondence

(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

<https://www.ridgefieldct.gov/planning-and-zoning-commission/pages/correspondence>).

1.3. Approval of agenda.

**2. OLD/CONTINUED BUSINESS**

- 2.1. **(Continued) AH-24-4: 43 Danbury Road:** Affordable Housing Application per CGS §8-30g for 20 units apartment building, replacing the existing structures. *Owner: Ljatif Ramadani; Appl: Peter Olson.* <https://ridgefieldct.portal.opengov.com/records/99636>

Chair Hendrick recapped the possible conditions of approval that he had previously drawn up if the application was to be approved. A. Dew, Director of Planning and Zoning, has drafted possible conditions as well. The Commission addressed some conditions including drainage, curb cut, adjusting the "affordable" rate, leashing of pets, possible fencing of pet area, construction hours, emergency access way, sustainability, and promoting community character.

Chair Hendrick stated some concerns including safety, access, traffic, and curb cutting. M. Okrongly is concerned about the intersection that the project is on and concerns regarding the traffic study. A. Dew will update the drafted possible Resolution of Approval and send it to Chair Hendrick and legal council prior to next meeting.

Discussion continued to next regular meeting.

### 3. NEW BUSINESS

- 3.1. **VDC-25-5: 389 Main Street:** Revision to a Village District Application (Per RZR 8.3) for prior approval VDC-24-10 for HVAC screening in CBD zone. *Owner: Addressi Square LLC; Appl: Wayne Addressi. For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/101734>

Wayne Adessi presented via Zoom. W. Addressi stated that he thought it was cosmetic and didn't realize that the screening of the HVAC was a condition of the approval. The Commission made it a special condition due to AAV/VDC recommendation when the original application was approved. Per applicant, the screening is cost prohibitive at approximately \$20,000. Also, there is not enough room to screen in the HVAC on the roof and applicant has a letter from the HVAC installer stating there is not adequate room. W. Addressi is requesting to not screen the HVAC and said there are many units around town that are not screened. Chair Hendrick would like applicant to go back to AAC/VDC and try to work out a solution. Mr. Addressi said he has been in constant communication with staff and John Kinnear, Chairperson of AAC/VDC, since he was made aware of the noncompliance. M. Okrongly suggested A. Dew research the application and see if there are any other options. The zoning regulations state that screening shall be required in the AAC/VDC district, therefore the Commission can not go against the regulations. Chair Hendrick gave two options: first option to table application and do a little more research, or Commission can vote on the application. W. Addressi will communicate with zoning staff and try to come up with a solution.

Continued.

- 3.2. **Bond Release: Bond Release: 5 North Salem Road Application #2019-054-AH.** Request of a full bond release posted for erosion control.

Applicant has fulfilled all conditions including adding 3 recycling totes inside garbage area.

*C. Molyneaux made MOTION TO RELEASE BOND IN FULL. Seconded by B. Nissim. Unanimous Approval.*

- 3.3. **Bond Release: 222 Spring Valley Road (formerly 85-87-89 Bridle Trail); Application #2017-008-SP-SR.** Request of a full bond release posted for erosion and sediment control.

There was erosion that occurred along driveway. It is now draining properly per A. Dew, Director of Planning and Zoning.

*B. Nissim made MOTION TO RELEASE BOND IN FULL. Seconded by C. Molyneaux. Unanimous Approval.*

- 3.4. **(Contd.) Discussion:** House Bill 5002: An act concerning housing-

Chair Hendrick was mistaken and this bill has not been yet signed. The "fair share" portion has an allocation and municipalities have the ability to apply for reallocation of the fair share number.

- 3.5. **Branchville Strategic Review Update** – Discussion of the project schedule, process and community engagement plan.

Chair Hendrick explained there was a 2017 study which is being updated or adjusted. The Commission wants to have public engagement, then change zoning regulations and change maps to accommodate possible TOD in Branchville.

Francisco Gomes, FHI, presented. The purpose is to reconsider design of zoning regulations in order for Branchville to grow and evolve for the purpose of supporting new development and mixed land uses. The previous study is several years old now and needs a more comprehensive view of the Branchville area. The 2017 study was a defined area and centered around the train station. This study will be broader in considering zoning amendments. The study area will encompass approximately a one-mile radius of train station.

The study schedule was discussed which includes a Zoom meeting on Tuesday, June 24. A tentative date of Saturday, July 19 has been scheduled for an in-person workshop with a possible alternative date of Sunday the 20<sup>th</sup>. There will be 1-2 special meetings in August to review finding of public forum and in-person workshop. By September/October hopefully there will be draft recommendations for zoning amendments and establishment of a village district. This is the minimum number of public meetings and more will possibly be added.

According to F. Gomes, there was largely support for the 2017 study. There were concerns of development and capacity to develop the area, traffic concerns and waste water concerns.

There is a possibility of having discussions with neighboring towns in the future regarding the TOD.

### **3.6. Approval of Minutes:**

#### **3.6.1. [June 3, 2025 Meeting](#)**

*M. Okrongly made MOTION TO APPROVE as amended if needed. Seconded by C. Molyneaux. Motion carries 4-0-2 with B. Nissim and S. D'Acunto abstaining.*

#### **3.6.2. [June 1, 2025 Sitewalk](#)**

*M. Okrongly made MOTION TO APPROVE as amended if needed. Seconded by C. Molyneaux. Motion carries 5-0-1 with J. Dowdell abstaining.*

## **4. Adjourn**

Meeting adjourned at 8:40 PM

**Submitted by Misty Dorsch,  
Recording Secretary (via video recording)**

#### **FOOTNOTES:**

PZC =Town of Ridgefield Planning and Zoning Commission

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes