



Town of Ridgefield Planning and Zoning Commission

SPECIAL MEETING Minutes (Approved/Revised)

Sunday, July 7, 2024

ATTENDANCE

Commission

NAME	TITLE/ROLE	PRESENT		NOTES
		Yes	No	
Robert Hendrick	Chair	X		
Joe Dowdell	Vice Chair	X		
Ben Nneji	Commissioner	X		
Elizabeth DiSalvo	Commissioner	X		
Chris Molyneaux	Commissioner	X		
Mariah Okrongly	Commissioner	X		
Joseph Sorena	Commissioner		X	
Sebastian D'Acunto	Commissioner		X	
Note: one vacant seat	Commissioner			Should be filled by July 18

Applicants, Guests, etc.:

Noted below at relevant sites.

I. Call to Order

A quorum was established, and the meeting came to order at 9:05 A.M. outside the Town Hall Annex, 66 Prospect Street, Ridgefield, CT.

II. Site Inspections

- **SP-24-20: 3 Big Shop Lane:** Revision to a Special Permit Application (Per 9.2A and 5.1.D.1) for after the fact addition of enclosed pergola and vestibule. *Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich.*
- **VDC-24-13: 3 Big Shop Lane:** Revision to Village District Application (Per RZR 8.3 and 5.1.B) for after the fact permit for pergola and vestibule and sign-Terra Sole. *Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich.*

The Commission was met by Mr. Yandrasevich, who explained that he recently entered an agreement to assume primary control/ownership of the restaurant from Mr. Polini, who had previously presented applications to the Commission. Mr. Yandrasevich showed the Commission how the non-compliant tent structure had been removed, and while some parts of a wooden terrace structure still remain, he is working to assemble a compliant application for that area. In the meantime, he seeks to obtain an after-the-fact approval for the metal pergola expansion and vestibule structures on the left and center of the building, and is making changes to those elements and the application in response to previous feedback from



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the Commission, as well as from the AAC/VDC. Among other things, the heating equipment which is on an open sidewalk will be removed.

- **SP-24-19: 61 Lee Road:** Special Permit Application (Per RZR 9.2.A and 3.4.C.2) for an accessory structure in the front yard. Owner: George Craig and Susan Craig, Appl: Jeff Mose

The Commission was met by Mr. Mose on the proposed site of the accessory structure. Mr. Mose showed ground markings & flags for the proposed footprint, as well as trees to be removed and preserved. Mr. Mose explained that there could be a (later) application to subdivide this large property, but that at present the application was simply to add this accessory structure in a front yard, which will be both a garage and ADU. Mr. Mose explained that under current plan there will be no additional curb cut (which would not be permitted for an ADU, but could be permitted for other accessory structures).

NO Motions were made; no votes were taken.

III. Adjourn

Meeting adjourned at 10:15 A. M.