



Town of Ridgefield Planning and Zoning Commission

SITE WALK MEETING MINUTES Sunday, July 21, 2024 (Approved/Revised)

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		Arrived 9:10 at first site
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 per site.

I. Call to Order

At 9:03am, four Commissioners left the Town Hall Annex (66 Prospect Stret) and proceeded to the first site (noted below), where they expected to meet a fifth Commissioner (Chris Molyneaux) before quorum would be achieved and the meeting could come to order. A quorum was established, and the meeting came to order at 9:10am, at the first site.

II. Site Inspections

- **SP-24-21: 58 Prospect Ridge: Special Permit Application** (per RZR 9.2.A and 4.5.A) for construction of four new dwellings and associated site work at 62 East Ridge. *Owner: Thomas Montanari; Appl: Robert Jewell.*

The Commission was met onsite by Thomas Montanari (property owner), Jeff Mose (architect for the project), Steve Sullivan (engineer for the project), and Martin Handshy. Mr. Mose presented the proposed site plan and the various development alternatives and considerations that have been studied over recent years. The group walked the property, with particular focus on the southern and eastern property lines, to understand the limits of proposed development with respect to neighboring homes and wetlands. It should be noted that the property was NOT marked with flags or stakes to show proposed structures or improvements, but the applicant team was able to approximate those using plans and existing landmarks.



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- **SP-24-26: 116 Oscaleta Road:** Special Permit Application (Per RZR 9.2.A and 3.4.C.2) for detached garage in the front yard. *Owner/Applicant: William Bernhardt.*

The Commission was met onsite by William Bernhardt (property owner), who showed the proposed site for the detached garage, and described the related earthwork and landscaping that will be necessary to accommodate the structure. There were two stakes which Mr. Bernhardt said would be the “back” of the garage, but otherwise no flags/markings.

- **SP-24-22: 680 Danbury Rd: Special Permit Application** (per 9.2.A; 5.3.C and 7.2.E) for construction of accessory building, installation of second sign and new outdoor seating area. *Owner: ANB Enterprises LLC; Applicant: Robert Jewell.*

The Commission was not met by anyone at this site, but Commissioners were able to look at the site and roughly understand the proposal based on plans in the file. No markings or flags were visible onsite.

NO Motions were made; no votes were taken.

III. Adjourn

Meeting adjourned at 10:50am.