



## TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION APPROVED/REVISED MEETING MINUTES

These minutes and motions (votes) are a general summary of the meeting. This is not a verbatim transcription.

Tuesday, April 16, 2024 Present:

### IN PERSON

Robert Hendrick, Chair  
Joseph Dowdell, Vice Chair  
Elizabeth DiSalvo  
Chris Molyneaux,  
Sebastiano D'Acunto (joined at 7:07 PM)

### VIRTUAL

Mariah Okrongly  
Ben Nneji

Absent: S. Consentino, Joseph Sorena

Also Present: Alice Dew, Director of Planning and Zoning

## 1. CALL TO ORDER

*Robert Hendrick, Chair, called meeting to order at 7:00 PM in the Town Hall Annex, Meeting Room #2 and via Zoom and quorum was 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. No change to agenda. *Unanimous Approval*

## 2. PUBLIC HEARINGS

2.1. **SUB-24-1; 0 Ives Court:** Subdivision of land under Section 7.5 of Subdivision Regulations for creating a lot B of ±6.458 acres from Lot A (creating one new lot with 2 existing lots). *Owner: Wolf Pond Run One A, LLC, Appl: Michelle Morris-Micoli.* <https://ridgefieldct.portal.opengov.com/records/95498>

Michelle Morris-Micoli updated the Commission and addressed the drainage issues. She stated that the swales are installed on the northern side and eastern side of the driveway which discharges into a pipe in between the lots towards Pine Mountain Rd. The sides of the driveway are stabilized by wood chips. No further siltation is noted at the silt fence and it's all clear. No erosion is noticed from the subject property. The water coming out of the pipes is clean and not turbid. The swales will be stabilized with grasses.

Members suggested that to install both the mix of grasses and stones to hold the erosion over a long period of time. Applicant agreed to the suggestion.

Public comment was made by the neighbor Mr. Lou. He expressed concerns with the drainage issues and flooding at his property. He said September on 2023 he had water issues in his basement. He did install few pipes in his yard to address the drainage. He added that the property owner has done some mitigation.

Ms. Micoli said that since September of 2023, applicant has alleviated much of the drainage issues to the neighboring property by creating swales and additional catch basins.

*Motion to close Public Hearing. (Maker: E. DiSalvo, second by C. Molyneaux) Unanimous Approval  
Public hearing closed at 7:32 PM.*

- 2.2. **FP-24-1; 0 West Branchville Road:** Flood Plain Application (per RZR 6.1) for construction of a bridge #07031 over Norwalk River at Depot Road intersection with Route 7. *35 days to close a public hearing is May 21, 2024. Owner: Town of Ridgefield and State of Connecticut, Appl: Greg Gerrish.*  
<https://ridgefieldct.portal.opengov.com/records/91884>

Mr. J. Fontaine gave an overview of the project of Bridge #07031 over at Norwalk River. The work will be performed per the CT DOT standards. He explained the flood plain elevations, and work to be defined within coffer dams. Erosion measures to be installed will be maintained throughout the construction. The disturbed area will be stabilized. BMP will be practiced. The approvals have been received by Inland wetlands and they will take proper approvals from DEEP and Army Corps of Engineers. Restoration plantings and sidewalk were discussed.

The construction is proposed to start in 2025 after all the necessary approvals.

Discussion ensued regarding the flood plain application work has to be started within 180 days of the approval. Applicant inquired if installation of construction fence will show as commencement of work to keep the permit valid. Members said that the Director of the Planning & Zoning can make that determination. It was also noted per regulation the notification to Regional Planning agency. A special condition was made to notify West Cogg about this Bridge Application.

*Motion to close Public Hearing. (Maker: J.Dowdell, second by E. DiSalvo) Unanimous Approval*  
*Public hearing closed at 8:07 PM.*

### 3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: SUB-24-1; 0 Ives Court:** Subdivision of land under Section 7.5 of Subdivision Regulations for creating a lot B of ±6.458 acres from Lot A (creating one new lot with 2 existing lots). *65 Days to render a decision is June 20, 2024. Owner: Wolf Pond Run One A, LLC, Appl: Michelle Morris-Micoli.*  
<https://ridgefieldct.portal.opengov.com/records/95498>

Discussion ensued and following special condition was stated along with the special conditions as stated in staff report.

1. Swale will have combination of grasses and stones to control erosion and absorb water.

*Motion to approve with special conditions stated above (Maker: B. Nneji, second by E. DiSalvo ) Unanimous Approval.*

- 3.2. **If Public Hearing is Closed: FP-24-1; 0 West Branchville Road:** Flood Plain Application (per RZR 6.1) for construction of a bridge #07031 over Norwalk River at Depot Road intersection with Route 7. *65 Days to render a decision is June 20, 2024. Owner: Town of Ridgefield and State of Connecticut, Appl: Greg Gerrish.*  
<https://ridgefieldct.portal.opengov.com/records/91884>

The following special condition was stated:

1. Notice to be sent by applicant to Regional Council- West Cogg.

*Motion to approve with special condition stated above (Maker: E. DiSalvo, second by J. Dowdell) Unanimous Approval.*

- 3.3. **VDC-24-6; 389 Main St:** Village District Application (Per RZR 8.3 and 5.1B and 7.2.E.1) for improvements in the rear of building for installation of HVAC equipment and replace awning with sign "Plank Ridgefield" in front and rear of the building. *Owner: Addressi Square LLC; Appl: Elizabeth DiSalvo.*  
<https://ridgefieldct.portal.opengov.com/records/95996>

*Ms. DiSalvo recused herself and left the meeting room at 8:16PM.*

Mr. Fox presented the application for proposed awning in front and back with the sign. The work also involves, roof being added and replacing the HVAC system. Applicant attended the Architectural Advisory (AAC) meeting, as per the recommendations from their members did the changes including the stucco façade and Visor screening for the HVAC system. Although they have not presented the said changes to them. The roof repair is an emergency repair per structural engineer.

Discussion ensued and members agreed that applicant will go back to AAC for the approval. They will only approve the roof repair and replacing the HVAC and screening on the roof. The signs, awning and stucco is denied. Applicant will submit a new application for awning, sign and stucco and receive approval from AAC before presenting back to PZC.

*Motion to approve only the roof repair, HVAC replacement and sceen. Denied the awning, sign and stucco. (Maker: B. Nneji, second by C. Molyneaux.)E.DiSalvo recused. Motion carried 6-0-0.*

- 3.4. **SP-24-10; 439 Silver Spring Rd:** Revision to Prior Special Permit (per RZR 9.2.A and 3.2.C.3) for relocation of tennis courts, portion of entry road and parking areas, and related site work/construction of new parking area. *Owner: Flat Rock Corp. Applicant: Robert Jewell. <https://ridgefieldct.portal.opengov.com/records/96012>*

Mr. Hendrick acknowledged the receipt of letters from the neighbor requesting to hold a Public Hearing regarding this application.

Mr. Jewell stated that the public hearing is not required for this small addition and that the applicant would have to send the abutters notification and unnecessarily delay the process. However, the applicant is ready to read the neighbor's letter on record and will address the issues. He added that the concerns stated in Mr. Steinhart's letter is not relevant as the applicant is not proposing the pickle ball courts. The existing tennis courts are being relocated. He certified that applicant has no intention of using them other than for playing tennis and no lights are proposed, hence it will not be used after dusk.

Mr. Canas, P.E gave an overview of the project which includes additional parking spaces, the existing light in the parking lot will be replaced. He reiterated that relocated tennis courts will have no lights.

The project includes enlargement of the club house but reducing the pro shop. Grading will remain same. There is no current stormwater on the site, project includes stormwater system which will comply with Town and State requirements. The system includes catch basins and underground storage chambers. Pretreatment will be done by ground particle separator. The stormwater will provide the detention system. Relocated tennis courts are pervious which has a infiltration and water attenuation system. Berm and plantings of arborvitae screens the tennis courts. Phasing and construction plan was discussed. Photometric plan for the existing lights at the parking lot was discussed which will have lumens less than 3000 K which will mimic natural lights. Mr. Zini confirmed that the distance from the nearest property line is approximately five hundred feet to the parking lot. The tennis courts are 800-900 feet to the nearest property.

Discussion ensued and following special conditions were stated:

1. Lighting will be under 3000 Kelvin.
2. Relocated tennis courts will be used for tennis only and not for pickle ball.
3. The Tennis courts will be used from 8:00AM -9:00PM.

*Motion to approve with special conditions stated above (Maker: S.D'Acunto, second by C. Molyneaux ) Unanimous Approval.*

- 3.5. **VDC-24-7; 384 Main St:** Village District Application (Per RZR 8.3 and 5.1B and 7.2.E.1) to install blade sign on building and window decals "Underground Co". *Owner: Joseph Donnelly Trustee; Appl: Maureen Rivard*  
<https://ridgefieldct.portal.opengov.com/records/96074>

*Motion to approve (Maker: M.Okrongly, second by C. Molyneaux ) Unanimous Approval.*

- 3.6. **SP-24-11; 404 Main St:** Revision to Prior Special Permit (per RZR 9.2.A and 7.2.E.3) to install second sign on the side entrance. *Owner: Urstadt Biddle Properties Inc.; Appl: Ashlea Andrews.*  
<https://ridgefieldct.portal.opengov.com/records/96148>

*Motion to approve (Maker: M.Okrongly, second by E.DiSalvo ) Unanimous Approval.*

- 3.7. **VDC-24-8; 404 Main St:** Village District Application (Per RZR 8.3 and 7.2.E) to install two signs- on front entrance and side entrance. *Owner: Urstadt Biddle Properties; Appl: Ashlea Andrews.*  
<https://ridgefieldct.portal.opengov.com/records/96146>

*Motion to approve (Maker: E.DiSalvo, second by C. Molyneaux ) Unanimous Approval.*

- 3.8. **Branchville Strategic Review.** In the fall of 2023, the Commission indicated an interest in reviewing and re-visiting the 2017 Branchville "TOD" study and recommendations, given recent progress on infrastructure improvements. After hearing from three experts over three previous meetings (from December through early February [Note: Commissioner DiSalvo is recused on this matter.]

Mr. Hendrick suggested to table this topic for next meeting.

- 3.9. **MISC-24-3: Perpetuity-for-AMI Deed Restriction "Swap"** Commissioners previously discussed the possibility of a regulation amendment which would explicitly permit previously-approved 8-30g projects to change their qualifying income threshold from SMI to AMI, in exchange for increasing their set-aside deed restrictions from 40 years to perpetuity. *Tonight we will accommodate time for follow-up discussion, review of draft language, and possible vote/action by the Commission to schedule a Public Hearing.*  
<https://ridgefieldct.portal.opengov.com/records/96138>

Members discussed the proposal of amendment to text to permit the projects previously approved under 8-30g to qualify from SMI to AMI and to set the deed from 40 years to in perpetuity.

Mr. Zemo commented that this change will help build up some inventory for the affordable housing in town.

Ms. Dew suggested Town Counsel should be consulted for the language of the proposed amendment.

Mr. Hendrick will work with Ms. Dew for the proposed amendment language.

#### 4. NEW BUSINESS

- 4.1. **SP-24-12: 74 High Ridge Ave:** Special Permit Application (Per 9.2.A and 3.4.C.2) for construction of detached two-car garage in front yard. *Owner: Ali Mehdi Jr and Erin Corrigan; Appl: Robert Jewell. For receipt and scheduling sitewalk and public hearing. (Staff suggests sitewalk on May 19 and public hearing on May 21)*  
<https://ridgefieldct.portal.opengov.com/records/96212>

*Motion to receive the application (Maker: E.DiSalvo, second by C. Molyneaux ) Unanimous Approval.*  
*Sitewalk scheduled on May 19, 2024 and Public Hearing on May 21, 2024.*

#### 4.2. Approval of Minutes

##### 4.2.1. Meeting Minutes – April 2, 2024

*Motion to approve as submitted (Maker: C. Molyneaux, second by S.D'Acunto) Unanimous Approval*

## **5. ADJOURN**

Mr. Hendrick adjourned meeting at 9:55 PM

Submitted by Aarti Paranjape,  
Recording Secretary

### **FOOTNOTES:**

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes