



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, May 7, 2024 Present:

IN PERSON

Rob Hendrick
Chris Molyneaux
Joseph Dowdell
Mariah Okrongly
Ben Nneji
Sebastiano D'Acunto (7:10PM)

VIRTUAL

Elizabeth DiSalvo

Absent: S. Consentino, Joseph Sorena

Also Present: Alice Dew, Director of Planning and Zoning

1. CALL TO ORDER

Rob Hendrick, Chair, called meeting to order at 7:04 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>).

Chair Hendrick noted that Alice Dew, Director of Planning and Zoning, and Robert Hendrick, Chair, had a meeting with two residents regarding 439 Silver Spring Rd, the recent application at Silver Spring Country Club, and the decision to make the application a discussion instead of a public hearing. Any application that is a revision to a Special Permit, the Commission has the discretion to decide on a discussion or a Public Hearing for the application.

1.3. Approval of agenda.

2. OLD/CONTINUED BUSINESS

2.1. **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.] *No discussion*

3. NEW BUSINESS

3.1. **SP-24-13; 3 Big Shop Ln:** Revision to Special Permit (Per RZR 9.2A and 5.2.D.1) for covered outdoor patio with removable plexiglass window and metallic roof. *Owner: 1-7 Big Shop Group LLC; Appl: Herve Aussavis. For receipt and scheduling Public Hearing OR discussion and sitewalk.*
<https://ridgefieldct.portal.opengov.com/records/96229>

Commission would like to request maximum occupancy and obtain referrals from Parking Authority, Historical Society and ECDC.

Motion to receive, schedule sitewalk on May 19 and Public Hearing on June 4. (*Maker: M. Okrongly, second by E. DiSalvo*) *Unanimous Approval*

- 3.2. **VDC-24-9; 3 Big Shop Ln:** Village District Application (Per RZR 8.3 and 5.1.B) for expansion of seating area. *Owner: 1-7 Big Shop Group LLC; Appl: Herve Aussavis. For receipt and possible discussion.*
<https://ridgefieldct.portal.opengov.com/records/96213>

Motion to receive, schedule sitewalk on May 19 and Public Hearing on June 4. (*Maker: M. Okrongly, second by B. Nneji*) *Unanimous Approval*

- 3.3. **VDC-24-10; 389 Main St:** Village District Application (Per RZR 8.3 and 7.2.H.2) for awning, replacement of existing sign, whitewash existing brick. *Owner: Adessi Square LLC; Appl: Elizabeth DiSalvo. For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/96452>

E. DiSalvo is recused from this discussion and vote. Duncan Fox presented. Discussion regarding description of services on awning versus glass was had.

Motion to approve (*Maker: S. D'Acunto, second by B. Nneji*) *Motion carries 6-0-1 with E. DiSalvo recused*

- 3.4. **SP-24-14; 7 Golf Court:** Special permit Application (Per RZR 9.2.A and 3.4.C.2) for inground pool in front yard. *Owner: Gary Collinge-Mandel & Naomi Riek; Appl: Sean Jancski. For receipt and scheduling a site walk and public hearing. (Staff suggests sitewalk on May 19, 2024 and public hearing June 4, 2024.)*
<https://ridgefieldct.portal.opengov.com/records/96388>

Motion to receive, schedule sitewalk on May 19 and Public Hearing on June 4 (*Maker: M. Okrongly, second by C. Molyneaux*) *Unanimous Approval*

- 3.5. **VDC-24-11; 453 Main St:** Village District Application (Per RZR 8.3 and 7.2.H.2) for “Blooming Nail & Spa” sign. *Owner: Ridgewood Equities; Applicant: Ashlea Andrews. For receipt and discussion.*
<https://ridgefieldct.portal.opengov.com/records/96455>

Motion to approve with conditions as stated by VDC and writing on window less than 15%. (*Maker: B. Nneji, second by C. Molyneaux*) *Unanimous Approval*

- 3.6. **SP-24-15; 653 Branchville Rd.** Special Permit Application (Per RZR 9.2.A and 7.5.D.4.1.) for excavation and grading related to pond dredging. *Owner: Candees Branch LLC; Appl: Robert Jewell. For receipt and scheduling a site walk and public hearing. (Staff suggests sitewalk on May 19 and public hearing on June 4, 2024.)* <https://ridgefieldct.portal.opengov.com/records/96633>

Motion to receive, schedule sitewalk on May 19 and Public Hearing on June 4 (*Maker: M. Okrongly, second by S. D'Acunto*) *Unanimous Approval*

- 3.7. **680 Danbury Rd:** Preconcept meeting- Ridgefield Ice Cream proposing outdoor seating and bathrooms at Ethan Allen Highway

No update

- 3.8. **A-24-1: Regulation Text Amendment** (per PZR 9.2.B) to allow for Area Median Income with a restriction “in perpetuity” in lieu of State Median Income with a restriction of 40 years. *Commission initiated. For receipt and schedule a Public Hearing. (Staff suggests Public Hearing on June 18th; 30 days for WestCOG)*
<https://ridgefieldct.portal.opengov.com/records/96744>

Motion to schedule Public Hearing for June 18 (*Maker: M. Okrongly, second by B. Nneji*) *Unanimous Approval*

3.9. Approval of Minutes

3.9.1. Meeting Minutes – [April 16, 2024](#)

Motion to approve sitewalk minutes from Sunday, April 7, 2024 (*Maker: B. Nneji, second by J. Dowdell*) *Unanimous Approval*

4. ADJOURN

Chair Hendrick adjourned meeting at 7:43 PM

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes