



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 21, 2024 Present:

IN PERSON

Rob Hendrick
Chris Molyneaux
Joseph Dowdell
Sebastiano D'Acunto

VIRTUAL

Elizabeth DiSalvo
Mariah Okrongly

Absent: S. Consentino, Joseph Sorena, B. Nneji

Also Present: Alice Dew, Director of Planning and Zoning

1. CALL TO ORDER

Rob Hendrick, Chair, called meeting to order at 7:01 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.

2. PUBLIC HEARINGS

2.1. **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.*
<https://ridgefieldct.portal.opengov.com/records/96212>

Robert Jewell, attorney, presented. The survey of the property was shown. This is an unusually shaped lot. It technically is not a rear lot, but a side lot. Application has already gone to Historic Commission which was approved with one condition being that the dwelling be located where it is shown now. Because applicant is putting the ADU where the Historic Commission suggested, the application had to go to Zoning Board of Appeals. ZBA has since approved as well. Per applicant, the ADU is not visible from the street. A waiver for AAC review was requested due to ADU being built exactly as Historical Commission and ZBA has requested. Planning and Zoning Commission agreed that AAC approval was not necessary. The most impacted neighbor was notified and didn't have any objection.

Motion to close Public Hearing (Maker: S. D'Acunta, C. Molyneaux) Unanimous Approval

3. OLD/CONTINUED BUSINESS

3.1. **If Public Hearing is Closed: 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.* <https://ridgefieldct.portal.opengov.com/records/96212>

Motion to approve as submitted (Maker: J. Dowdell, second by S. D'Acunto) Unanimous Approval
Planning and Zoning Commission appreciates the attention to architectural detail.

VDC-24-5; 22 Catoonah St: Village District Application (Per RZR 8.3 and 5.1B and 7.2.E.2) one projecting building sign “Silly Goose”. *Owner: Ridgefield Holdings, LLC; Appl: Kate Haase-MacDonald.*
<https://ridgefieldct.portal.opengov.com/records/95991>

Sign has AAC approval. Sign will be double sided and will not have lighting.

Motion to approve (Maker: S. D’Acunto, second by C. Molyneaux) Unanimous Approval

- 3.2. **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.]

Chair Hendrick and First Selectman have discussed getting proposal from FHI for workshops.

4. NEW BUSINESS

- 4.1. **109 Danbury Rd: SP-24-16:** Revision to a Special Permit Application (Per RZR 9.2.A ,7.2. E.3 and 7.2.E.7) for second sign “Ross Artisanal Bakery and Café”. *Owner: Copps Hill Common LLC; Appl: Ian Lewis. For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/96770>

Motion to receive and discuss. (Maker: C. Molyneaux, second by S. D’Acunto) Unanimous Approval

Ian Lewis presented. Replacing the current “Underground” sign with sign for Ross Bread. There is a pre-existing awning. Rendering of sign was shown.

Motion to approve (Maker: C. Molyneaux, second by S. D’Acunto) Unanimous Approval

- 4.2. **426 Main St: SP-24-17:** Special Permit Application (Per 9.2 A and 5.1.D.6) for converting a commercial office to residential on second floor. *Owner: Reg-UB Properties, LLC; Appl: Charles Lichtenauer. For receipt, sitewalk, and schedule Public Hearing. (Staff suggests sitewalk June 9 and Public Hearing June 18)*
<https://ridgefieldct.portal.opengov.com/records/96738>

Motion to receive, schedule sitewalk on June 9 and Public Hearing on June 18 with referral to parking authority. (Maker: C. Molyneaux, second by S. D’Acunto) Unanimous Approval

- 4.3. **680 Danbury Rd:** Preconcept meeting- Ridgefield Ice Cream proposing outdoor seating and bathrooms at Ethan Allen Highway

Owners have decided it is too early to have a discussion. Applicant will probably come before Commission at later date.

4.4. Approval of Minutes

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

[Meeting Minutes](#) – May 7, 2023

Motion to approve (Maker: S. D’Acunto, second by C. Molyneaux) Unanimous Approval

5. ADJOURN

Chair Hendrick adjourned meeting at 7:56 pm.

Submitted by Misty Dorsch,

Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes