



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, June 4, 2024 Present:

IN PERSON

Robert Hendrick, Chair
Joseph Dowdell, Vice Chair
Elizabeth DiSalvo
Mariah Okrongly
Sebastiano D'Acunto

VIRTUAL

Ben Nneji
Joseph Sorena (joined at 7:25
due to laptop difficulties)

Absent: Susan Consentino, Chris Moyneaux

Also Present: Aarti Paranjape, Zoning Enforcement Officer

1. CALL TO ORDER

Robert Hendrick, Chair, called meeting to order at 7:13 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. 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.]

Mr. Autouri sent a letter regarding Branchville Strategic Review. Letter was shown on screen, read by Chair Hendrick, and can be found on Town of Ridgefield website under correspondence. A brief discussion was had on where the Town is in the process. There is no update since last meeting.

3. NEW BUSINESS

3.1. **SP-24-18; 54 Harvey Rd:** Special Permit Application (Per RZR 9.2 A and 3.4.C.2.) to place a chicken coop in front yard. *Owner/Appl: Georgi Todorov. To receive and schedule sitewalk and Public Hearing. (Staff suggests sitewalk on June 23 and Public Hearing on July 2.)*
<https://ridgefieldct.portal.opengov.com/records/96114>

Motion to receive, schedule sitewalk on June 23 and Public Hearing on July 2. (*Maker: M Okrongly, second by E. DiSalvo*) *Unanimous Approval*

3.2. **AH-24-1; 103 Danbury Rd:** Affordable Housing Application per CGS §8-30g for conversion of former restaurant into eight (8) studio/efficiency apartments, three (3) will be "affordable" in B-2 Zone. *Owner: Copps*

Hill Common LLC; Appl: Robert Jewell. To receive and schedule sitewalk and Public Hearing (Staff suggests sitewalk on June 23 and Public Hearing on July 2) <https://ridgefieldct.portal.opengov.com/records/97114>

It was discussed that this address is in B-1 zone and not B-2.

Motion to receive, schedule sitewalk on June 23 and Public Hearing on July 2. (*Maker: M. Okrongly, second by B. Nneji*) *Unanimous Approval*

Referrals from Parking Authority and Affordable Housing Committee were requested.

- 3.3. **MISC-24-6; 36 Grove St:** Pre-submission concept for doggie daycare on the premises in addition to dog grooming business. Discussion to include definition of “commercial kennel” under zoning regulations. <https://ridgefieldct.portal.opengov.com/records/97158>

Robert Jewell, who is representing groomer at 36 Grove Street, presented. In 2013 the previous owners applied and were denied for a Revision to a Special Permit to run a doggie daycare. Reasons for denial included neighbor comments. The current owners are working on neighbor outreach and are putting application together. The new application will have a significantly different location for dog pen and will handle dogs differently. Applicant is requesting to be allowed to hold off on getting a new survey until they know if application will be approved. Survey will be submitted as a condition of approval. Garage, parking and outdoor pen were discussed. Mr. Jewell suggested looking at and possibly updating the definition of kennel in the zoning regulations.

Commission agrees to give a waiver to allow applicant to submit a new survey upon approval. A brief summary of the reasons for denial with previous application in 2013 was given.

An abutting neighbor spoke in opposition to this potential application. Chair Hendrick explained the process of an application and told the neighbor that he could come and speak during Public Hearing of the application.

3.4. **Approval of Minutes**

3.4.1. [Meeting Minutes](#) –May 21, 2024

Motion to approve with amendments. (*Maker: M. Okrongly, second by E. DiSalvo*) *Unanimous Approval*. Mrs. Okrongly stated that Misty Dorsch, Recording Secretary, will check the recording of May 21 meeting in regards to 74 High Ridge Ave. and amend accordingly to write whether it was the applicant or member who stated “the ADU is not visible from the street”.

4. **ADJOURN**

Mr. Hendrick adjourned meeting at 8:00 PM

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes