



**TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION
UNAPPROVED/UNREVISED MINUTES
RECORDING OF VOTES**

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

Tuesday, July 16, 2024 Present:

IN PERSON

Robert Hendrick, Chair
Joseph Dowdell, Vice Chair
Ben Nneji
Elizabeth DiSalvo

VIRTUAL

Mariah Okrongly
Joseph Sorena

Absent: Sebastiano D'Acunto, Chris Molyneaux

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>)

a) Planning and Zoning Commission vacancy interviews

1.3. Approval of agenda.

2. PUBLIC HEARINGS

2.1. **SP-24-19; 61 Lee Rd:** Special Permit Application (Per RZR 9.2.A and 3.4.C.2) for an accessory structure in the front yard. *Owner: George Craig and Susan Craig, Appl: Jeff Mose.*
<https://ridgefieldct.portal.opengov.com/records/97044>

Public Hearing closed.

2.2. **SP-24-20: 3 Big Shop Lane:** Revision to a Special Permit Application (Per 9.2A and 5.1.D.1) for after the fact addition of enclosed pergola and vestibule. *Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich*
<https://ridgefieldct.portal.opengov.com/records/97320>

Public Hearing closed.

2.3. **VDC-24-13: 3 Big Shop Lane:** Village District Application (Per RZR 8.3, 5.1.B and 7.2.E) for after the fact addition of vestibule, enclosed pergola and sign. *Owner: Big Shop LA LLC; Appl: Scott yandrasevich.*
<https://ridgefieldct.portal.opengov.com/records/97342>

Public Hearing closed.

3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: SP-24-19; 61 Lee Rd:** Special Permit Application (Per RZR 9.2.A and 3.4.C.2) for an accessory structure in the front yard. *Owner: George Craig and Susan Craig, Appl: Jeff Mose.*
<https://ridgefieldct.portal.opengov.com/records/97044>

Motion to approve with conditions as shown (B. Nneji, second by J. Dowdell) Motion carries 5-1-0 with J. Sorena opposed.

- 3.2. **If Public Hearing is Closed: SP-24-20: 3 Big Shop Lane:** Revision to a Special Permit Application (Per 9.2A and 5.1.D.1) for after the fact addition of enclosed pergola and vestibule. *Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich* <https://ridgefieldct.portal.opengov.com/records/97320>

Motion to approve with special conditions (Maker: E. DiSalvo, second by B. Nneji) Motion carries 5-0-1 with J. Sorena recused.

- 3.3. **If Public Hearing is Closed: VDC-24-13: 3 Big Shop Lane:** Village District Application (Per RZR 8.3, 5.1.B and 7.2.E) for exterior renovation of vestibule, pergola and sign. *Owner: Big Shop LA LLC; Appl: Scott Yandrasevich.* <https://ridgefieldct.portal.opengov.com/records/97342>

Motion to approve with special conditions (Maker: E. DiSalvo, second by B. Nneji) Motion carries 5-0-1 with J. Sorena recused.

- 3.4. **MISC-24-7: 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 update.

4. NEW BUSINESS

- 4.1. **VDC-24-14: 368 Main Street:** Village District Application (Per RZR 8.3, 5.1.B and 7.2.E) for replacing freestanding signs, an illuminated wall and directional sign for “Wells Fargo”. *Owner: Wells Fargo NA. Appl: New Haven Sign Company. For receipt and schedule discussion. (Staff suggests discussion on September 3)*
<https://ridgefieldct.portal.opengov.com/records/97496>

Motion to receive and schedule discussion on September 3. (Maker: E. DiSalvo, second by B. Nneji)

- 4.2. **SP-24-23: 92 Grove St:** Revision to Special Permit Application (Per RZR 9.2.A and 5.2.C) for building addition in the back at “Elegant Ridgefield”. *Owner: 92 Grove Street Realty LLC; Appl: Keith Gerety. For receipt and schedule a discussion. (AAC scheduled 7/23, staff suggests discussion on September 3)*
<https://ridgefieldct.portal.opengov.com/records/97569>

Motion to receive and schedule discussion on September 3. (Maker: B. Nneji, second by E. DiSalvo)
Unanimous Approval

- 4.3. **SP-24-24: 183 High Ridge Ave:** Revision to Special Permit Application (Per RZR 9.2.A and 3.2.C) for converting a parking lot to grass and a basketball court at St. Mary’s School. *Owner: St. Mary’s Parish School; Appl: Kevin Ambrosio. For receipt and possible discussion.*
<https://ridgefieldct.portal.opengov.com/records/97590>

Motion to approve with special condition of no lighting of courts will be permitted. (Maker: E. DiSalvo, second by J. Dowdell) Unanimous Approval

- 4.4. **SP-24-25: 750 North Salem:** Revision to Special Permit Application (Per RZR 9.2 and 3.2.C.1) for temporary lighting at Scott's Ridge Middle School. *Owner: Town of Ridgefield. Appl: Kevin Fournie. For receipt and possible decision.* <https://ridgefieldct.portal.opengov.com/records/95797>

Motion to approve with same product as demonstrated in application. (*Maker: B. Nneji, second by J. Dowdell*)
Unanimous Approval

- 4.5. **AH-24-2: 100 D Danbury Road:** Revision to Affordable Housing Application per CGS §8-30g and (Per RZR 8.8 B) for substitution of 40-year affordability for 2 units to perpetuity at Area Median Income. *Owner: Farmingville Road LLC. Appl: Robert R. Jewell. For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/97667>

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

- 4.6. **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. For receipt and to schedule sitewalk and public hearing. (Staff suggests sitewalk on July 21 and Public Hearing on September 3)* <https://ridgefieldct.portal.opengov.com/records/97690>

Motion to receive, schedule sitewalk on July 21 and Public Hearing on September 3. (*Maker: J. Sorena, second by E. DiSalvo*) *Unanimous Approval*

- 4.7. **AH-24-1: 103 Danbury Rd:** Informal discussion for Resolution of Approval

4.8. **Approval of Minutes**

4.8.1. Meeting Minutes-July 2, 2024

Motion to approve (*Maker: E. DiSalvo, second by J. Dowdell*)

5. **Executive Session** – Planning and Zoning Commissioner Vacancy Discussion

Motion to go into Executive Session (*Maker: M. Okrongly, second by B. Nneji*) *Unanimous Approval*

Executive Session ended at 9:48 PM

Motion to appoint Ben Nissim for the P&Z Commissioner vacancy (*Maker: M. Okrongly, second by B. Nneji*)
Unanimous Approval

6. **Adjourn**

Meeting adjourned at 9:51 PM

Submitted by Misty Dorsch,

Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes