



## 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, September 3, 2024 Present:

### IN PERSON

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

### VIRTUAL

Ben Nneji  
Joseph Sorena

Absent: Chris Molyneaux

## 1. CALL TO ORDER

*Robert Hendrick, Chair, called meeting to order at 7:02 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) Welcome Ben Nissim - New Member
- b) Letter from M. Autuori – August 2, 2024

1.3. Approval of agenda.

## 2. PUBLIC HEARINGS

2.1. **RZ-24-1: 58 Prospect Ridge:** Rezone application (Per RZR 9.2.C and 4.5.A.1) for existing RA zone properties F15-0063 and E15-0206- two parcels of the affected following properties with Assessor's ID E15-0204 and E15-0274, E15-0205; F15-0006; F15-0007; F15-0008; to floating zone MSDD. *Owner: Thomas Montanari; Appl: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/97517>

RZ-24-1 and SP-24-21 will be discussed together. Applicant has submitted a text amendment application regarding same address. Public Hearing is opened and will be discussed together next regular meeting. Referrals have been received and have been uploaded to the corresponding file. Commission will first hear the amendment before acting on the Rezone and Special permit applications.

**Public Hearing will be continued to September 17, 2024. Applicant shall present the application on September 17, 2024.**

2.2. **SP-24-21: 58 Prospect Ridge: Special Permit Application** (per RZR 9.2.A and 4.5.A) for construction of four new dwellings and associated site work at 62 East Ridge and 58 Prospect Ridge. *Owner: Thomas Montanari; Appl: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/97519>

RZ-24-1 and SP-24-21 will be discussed together. Applicant has submitted a text amendment application regarding same address. Public Hearing is opened and will be discussed together next regular meeting.

Referrals have been received and have been uploaded to the corresponding file.  
Commission will first hear the amendment before acting on the Rezone and Special permit applications.

**Public Hearing will be continued to September 17, 2024. Applicant shall present the application on September 17, 2024.**

- 2.3. **SP-24-22: 680 Danbury Road: Special Permit Application** (per 9.2.A; 5.3.C and 7.2.E) for construction of accessory building, installation of second sign and new outdoor seating area. *Owner: ANB Enterprises LLC; Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/97520>

Robert Jewell, attorney, and Peter Coffin, architect presented. Mr. Jewell gave background of the building. Applicant is planning on leaving building pretty much as is with exception of serving food in addition to ice cream. Applicant is withdrawing sign application because they have applied for a variance, but also have done research and sign may be legally non-conforming. An application for signage will be applied for at a later date. Application is for ADA compliant bathrooms in a separate shed/building and new outdoor seating area. Peter Coffin, architect, showed updated site plan dated September 3<sup>rd</sup>. The updated site plan (dated September 3) had no major differences from prior plan, other than a new generator in corner of property next to dumpster enclosure. No additional impervious surface will be added. No existing parking spaces will be taken away. Applicant is trying to encourage one way traffic through parking lot. Lot will be striped to include loading area and handicap spaces will be ADA compliant. In the corner is a proposed bathroom building due to restaurant/ice cream building being walk up and will have no inside seating. Bathroom building will have 2 ADA compliant bathrooms.

Owner is attempting to limit customers in front of building due to traffic. Additions to site include wall, generator and bathroom building. Parking is more than adequate with 28 spaces. There was discussion on how to make the crosswalk leading to seating area safer such as adding reflectors on ground. There was discussion on making a left turn lane and a right turn lane on the exit. The stone wall should not limit line of sight for vehicular traffic. Owner spoke and wants to make building site safe. Exterior lighting was discussed and will be part of signage application.

**Public Hearing closed at 7:48 PM**

- 2.4. **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.* <https://ridgefieldct.portal.opengov.com/records/97690>

Commission has had a sitewalk and has seen property. This property has to get approval from Inland Wetlands Board first as project is within the upland review area.

William Bernhardt presented. Proposal is for detached garage in front yard. There is electricity only in the proposed garage. Normal protocol is for applicant to go to IWB for approval first, but applicant didn't realize they needed IWB approval so applicant is requesting Planning and Zoning approval contingent on Inland Wetlands approval. Drainage and stormwater system were discussed. There are 2 neighbors and both are in support of project. There are plans for screening. AAC recommends approval with screening. One neighbor spoke and stated garage will not be visible from his house and he is in favor of the project.

**Public Hearing closed at 8:04 PM**

### **3. OLD/CONTINUED BUSINESS**

- 3.1. **If Public Hearing is Closed: RZ-24-1: 58 Prospect Ridge:** Rezone application (Per RZR 9.2.C and 4.5.A.1) for existing RA zone properties F15-0063 and E15-0206- two parcels of the affected following properties with Assessor's ID E15-0204 and E15-0274, E15-0205; F15-0006; F15-0007; F15-0008; to floating zone MSDD. *Owner: Thomas Montanari; Appl: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/97517>

**Public hearing continued to September 17, 2024.**

- 3.2. **If Public Hearing is Closed: SP-24-21: 58 Prospect Ridge: Special Permit Application** (per RZR 9.2.A and 4.5.A) for construction of four new dwellings and associated site work at 62 East Ridge and 58 Prospect Ridge. *Owner: ANB Enterprises LLC; Applicant: Robert Jewell.*  
<https://ridgefieldct.portal.opengov.com/records/97519>

**Public hearing continued to September 17, 2024.**

- 3.3. **If Public Hearing is Closed: SP-24-22: 680 Danbury Road: Special Permit Application** (per 9.2.A; 5.3.C and 7.2.E) for construction of accessory building, installation of second sign and new outdoor seating area. *Owner: ANB Enterprises LLC; Applicant: Robert Jewell.*  
<https://ridgefieldct.portal.opengov.com/records/97520>

Motion to approve as presented reflecting of CCA plan dated Sept 3rd, adding location of generator in refuse area, including bathroom building which is 9X12, outdoor seating, stone wall – special condition of stone wall being protection but not to limit view and reviewed by staff, special condition of walk way have reflective identification to be approved by staff and exit to be marked with two lanes, one turning left and one to turn right. Approval does not include any sign or lighting.

*Motion to approve application for construction of accessory building and outdoor seating only, with special conditions as stated above (Maker: B. Nneji, second by J. Sorena) Motion carries unanimously.*

- 3.4. **If Public Hearing is Closed: 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.*  
<https://ridgefieldct.portal.opengov.com/records/97690>

*Motion to approve application, with special conditions that approval is contingent upon approval of Inland Wetlands Board and property be screened as per AAC recommendation and reviewed by staff. (Maker: E. DiSalvo, second by S. D'Acunto) Motion carries unanimously.*

- 3.5. **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 Haven Sign Company. For discussion* <https://ridgefieldct.portal.opengov.com/records/97496>

Darcie Roy presented the application. Revised drawings that were submitted August 21 and were handed out to Commissioners. Front sign will not be replaced but simply refaced. Sign will not be illuminated. Instead of replacing rear sign, it will be refaced. The rear sign will be routed aluminum so that letters only will shine through. One the side of the building there is currently a wall sign. This will be replaced with a smaller sign. AAC recommended a different red. Members discussed color/shade of red trademark to Wells Fargo. AAC suggested different red but this is a trademark sign for Wells Fargo Bank. Members discussed to mute the white color on the freestanding sign.

Applicant is requesting door sign to be approved as well.

*Motion to approve with special conditions of the frame in the sign of the front be a more muted color and match the sign in the back of the building, vinyl sign be same size as current sign. (Maker: B. Nissim, second by E.DiSalvo) Motion carries unanimously.*

- 3.6. **SP-24-23: 92 Grove Street: 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 discussion.* <https://ridgefieldct.portal.opengov.com/records/97569>

Keith Gerety and project manager presented. Applicant would like to add a small addition on back of store for more apparel. There is adequate parking, although one ADA compliant parking spot will be relocated. Proposed addition will match current building. There will be an entrance on the addition as well. Applicant is adding a sign on the back entrance which will need Planning and Zoning approval as well. Additional sign of 3'2"x3'11" specifications was not on the proposed narrative. Members discussed the sign details.

*Motion to approve application with a second sign as presented at the meeting (Maker: J Dowdell, second by E.DiSalvo) Motion carries unanimously.*

- 3.7. **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.]

#### 4. NEW BUSINESS

4.1. **Preconcept re: 36 Old Quarry-Proposed Public Safety Building Project-Jake Muller**

Jake Muller and Selectperson, Rudy Marconi presented. This is an early discussion prior to official application. Mr. Muller gave a brief overview of the proposed building. Current design of the property was shown. Multiple sites were explored but ultimately decided on the location on Old Quarry Rd. Proposed foot print was shown and is approximately 36,000 square feet. Traffic was discussed and a traffic analysis will be done once fully funded. Solar and sustainability were discussed. Earth disturbance was discussed. There currently is no plans for the existing Police and Fire Buildings. There was discussion on benefits of combining emergency services into one building. Possibility of peer review was discussed due to additional cost of project if peer review will be required. There will possibly be a need for a variance for building height.

- 4.2. **VDC-24-15: 27R Catoonah Street:** Village District Application (Per RZR 8.3, 5.1.B and 7.2.E) for building and freestanding signs "Caliber Collision". Owner: Ashley Holdings LLC; Appl: Jeremy Waycott. *For receipt and discussion.* <https://ridgefieldct.portal.opengov.com/records/97722>

Jeremy Waycott presented. Design of the sign was shown. VDC recommended approval with a 2-inch wide border.

*Motion to receive and approve application, as per VDC approval with special conditions (Maker: S. D'Acunto, second by B. Nneji) E.DiSalvo opposed. Motion carries 7-1-0.*

- 4.3. **A-24-2: 58 Prospect Street:** Text Amendment change (Per RZR 9.2.B) to amend text in Section 4.5 - MSDD floating zone. Applicant: Robert Jewell. *For receipt and scheduling a Public Hearing. (Staff suggests Public Hearing on September 17, 2024).* <https://ridgefieldct.portal.opengov.com/records/97773>

*Motion to receive, schedule Public Hearing on September 17. (Maker: B. Nissim, second by M. Okrongly) Motion carries unanimously*

- 4.4. **SP-24-27: 394 Main Street:** Revision to Special Permit Application (Per 9.2.A and 7.2.E.3) for a second aluminum sign on side of building "Desires by Mikolay". Owner: Joseph Gavin Trustee; Appl: John Massari. *For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/94317>

SP-24-27 and VDC-24-16 will be discussed together. John Massari presented. There is an older retractable awning and sign above that will be removed. A stationary awning will be added and match the awning next to it. There will be a separation between awnings. There is an existing aluminum sign on side of building that is white and black. The sign being added will match the existing sign. VDC has approved application.

*Motion to approve application, (Maker: E.DiSalvo, second by M.Okrongly) Motion carries unanimously.*

- 4.5. **VDC-24-16: 394 Main Street:** Village District Application (Per 8.3 and 5.1.B and 7.2.E.2) for awnings and sign. “Desires by Mikolay”. Owner: Joseph Gavin Trustee; Appl: John Massari. For receipt and possible discussion. <https://ridgefieldct.portal.opengov.com/records/97752>

SP-24-27 and VDC-24-16 will be discussed together. John Massari presented. There is an older retractable awning and sign above that will be removed. A stationary awning will be added and match the awning next to it. There will be a separation between awnings. There is an existing aluminum sign on side of building that is white and black. The sign being added will match the existing sign. VDC has approved application.

*Motion to approve application, (Maker: E.DiSalvo, second by M.Okrongly) Motion carries unanimously,*

- 4.6. **SP-24-28: 10 East Ridge Road:** Revision to Special Permit Application (Per 9.2.A and 3.4.C.1) for outdoor temporary lights at the East Ridge Middle School field. Owner: TOR. Applicant: Michael McCormick. For receipt and possible discussion. <https://ridgefieldct.portal.opengov.com/records/97862>

Applicant was not present. Staff report was shown with special conditions. Drawing shown was backwards with lights shining toward Eastridge. Lights will be shown towards field. The lights are approved for 5 seasons as special condition If no change in the temporary lights, they will back for revision in 2029.

*Motion to approve application with special conditions, (Maker: M.Okrongly, second by : S. D’Acunto) Motion carries unanimously.*

- 4.7. **SP-24-29: 3 Golf Court:** Special permit application (Per RZR 9.2.A and 3.4.C.2) for construction of inground pool in the front yard. Owner: Stephanie Luedke; Appl: Cory Jorgensen. For receipt and scheduling a site walk and Public Hearing. (Staff suggests sitewalk on September 22 and Public Hearing on October 8. <https://ridgefieldct.portal.opengov.com/records/97912>

*Motion to receive, schedule sitewalk on September 22 and Public Hearing on October 08. (Maker: M. Okrongly, second by B Nneji). Motion carries unanimously.*

- 4.8. **AH-24-3: 5 North Salem Road:** Revision to an Affordable Housing Application per CGS §8-30g to reduce the size for trash enclosure. Owner: 5 North Salem LLC; Appl: Elizabeth Merrihew. For receipt and scheduling discussion. (Staff suggest discussion on September 17, 2024) <https://ridgefieldct.portal.opengov.com/records/98199>

*Motion to receive, schedule discussion on September 17. (Maker: M. Okrongly, second by E. DiSalvo). J. Sorena opposed. Motion carries 7-1-0.*

- 4.9. **SP-24-30: 323 Florida Hill Road:** Special Permit Application (Per RZR 9.2.A and 3.4.C.2) for 3 accessory structures including pool house, greenhouse and accessory dwelling in the front yard. Owner: Mary Kelleher-Forsyth, Louise Forsyth co-trustee and Stephen Caton co-trustee; Applicant: Robert Jewell. For receipt and schedule Public Hearing. (Staff suggests sitewalk on September 22 and Public Hearing on October 8.) <https://ridgefieldct.portal.opengov.com/records/98275>

*Motion to receive, schedule sitewalk on September 22 and Public Hearing on October 08. (Maker: M. Okrongly, second by J. Dowdell). Motion carries unanimously.*

- 4.10. **SP-24-31: 700 North Salem Road:** Revision to Special Permit Application (Per 9.2.A and 3.4.C.1) for outdoor temporary lights on grass field at Ridgefield High School. Owner: Town of Ridgefield; Applicant:



Michael McCormick. *For receipt and possible discussion.*  
<https://ridgefieldct.portal.opengov.com/records/98307>

The proposed lights were shown. They are requesting lights to be utilized Monday-Friday 5:00 PM until 9:00 PM September to November.

*Motion to approve application with special conditions and for one season only. (Maker: E.DiSalvo, second by S. D'Acunto) Motion carries unanimously.*

- 4.11. **Partial Release of Bond:** Release \$50,000 for AH-23-1: 100D Danbury Rd. *Owner: Farmingville Rd. LLC; Appl: Robert Jewell*

Staff has inspected property number of times. Project is substantially complete and site is being maintained very well. Bond was posted for \$57,000 and \$50,000 is being released. Remaining \$7,000 will be held for monitoring.

*Motion to approve the release of partial bond and reducing it to \$7000.00. (Maker: B. Nissim, second by E. DiSalvo) Motion carries unanimously.*

4.12. **Approval of Minutes**

- 4.12.1. [Meeting Minutes](#)-July 16, 2024

*Motion to approve minutes (Maker: M. Okrongly, second by E. DiSalvo) B. Nissim abstained.  
Motion carries 7-0-1.*

- 4.12.2. [Sitewalk Minutes](#)-May 19, 2024

*Motion to approve minutes (Maker: M. Okrongly, second by E. DiSalvo) B. Nissim abstained.  
Motion carries 7-0-1.*

- 4.12.3. [Sitewalk Minutes](#)-July 7, 2024

*Motion to approve minutes. (Maker: E. DiSalvo, second by J. Dowdell) B. Nissim, M. Okrongly and S. D'Acunto abstained. Motion carries 5-0-3.*

- 4.12.4. [Sitewalk Minutes](#)-July 21,2024

*Motion to approve minutes. (Maker: M. Okrongly, second by E. DiSalvo) B. Nissim and S. D'Acunto abstained. Motion carries 5-0-3.*

**5. Adjourn**

Meeting adjourned at 10:17 PM

Submitted by Misty Dorsch,  
Recording Secretary

**FOOTNOTES:**

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes