



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION UNAPPROVED/UNREVISED MEETING VOTES AND MOTIONS

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

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>

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>

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>

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 application for construction of accessory building and outdoor seating only, with special conditions (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 (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 Sign Company. For discussion* <https://ridgefieldct.portal.opengov.com/records/97496>

Motion to approve application, with special conditions (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>

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**

- 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>

Motion to approve application, 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>

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>

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>

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>

Motion to approve application with special conditions. (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

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 J.Dowdell abstained. Motion carries 5-0-3.

5. Adjourn

Meeting adjourned at 10:17PM

Submitted by Aarti Paranjape,
Zoning Enforcement Officer

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes