



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

These motions (votes) are a general summary of the meeting.

Tuesday, October 22, 2024 Present:

IN PERSON

Robert Hendrick, Chair
Joseph Dowdell, Vice Chair
Mariah Okrongly
Elizabeth DiSalvo
Ben Nissim

VIRTUAL

Sebastiano D'Acunto
Ben Nneji

Also Present: Alice Dew, Director, Planning and Zoning

Absent: Chris Molyneux

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. Correspondence received from J. Corley – October 22, 2024

1.3. Approval of agenda.

2. PUBLIC HEARINGS

2.1. **(Contd.) A-24-2: 58 Prospect Ridge:** Text Amendment change (Per RZR 9.2.B) to amend text in Section 4.5 - MSDD floating zone. *Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/97773>

Public Hearing will be continued to November 6, 2024.

2.2. **(Contd.) 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 November 6, 2024.

2.3. **(Contd.) 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 November 6, 2024.

3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: A-24-2: 58 Prospect Ridge:** Text Amendment change (Per RZR 9.2.B) to amend text in Section 4.5 - MSDD floating zone. *Applicant: Robert Jewell.*

<https://ridgefieldct.portal.opengov.com/records/97773>

Public Hearing will be continued to November 6, 2024.

- 3.2. **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 will be continued to November 6, 2024.

- 3.3. **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 will be continued to November 6, 2024.

- 3.4. **SP-24-34: 3 Big Shop Lane:** Revision to Special Permit Application (Per RZR 9.2.A; 5.1.D.1) to add a roof and weather walls over outdoor patio. *Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich.* <https://ridgefieldct.portal.opengov.com/records/98616>

Revision to Special Permit continued to November 6, 2024.

- 3.5. **VDC-24-19: 3 Big Shop Lane:** Village District Application (per RZR 8.3 and 5.1.B) to add roof and weather walls over outdoor patio. *Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich.* <https://ridgefieldct.portal.opengov.com/records/98615>

Revision to Special Permit continued to November 6, 2024.

- 3.6. **SP-24-35:115 Danbury Road:** Revision to Special Permit (Per 9.2.A and 7.2.E.3 and 7.2.G and 7.8.C) two wall/building signs at "FuelCo" Gas station. *Owner: 115 Danbury Road Associates LLC. Applicant: Haifa Eljamal.* <https://ridgefieldct.portal.opengov.com/records/98731>

Motion to deny application as proposed. (Maker: M. Okrongly; second by J. Dowdell) Motion carries unanimously.

4. NEW BUSINESS

- 4.1. **VDC-24-20: 1 Bailey Ave.:** Village District Application (per RZR 8.3 and 7.2.E) for awning sign "reFabjack" *Owner: Regency Centers Corporation. Applicant: Carolyn Onorato. For receipt and possible discussion.* <https://ridgefieldct.portal.opengov.com/records/98682>

Motion to approve application with special conditions. (Maker: S. D'Acunto; second by B. Nissim) Motion carries unanimously.

- 4.2. **SP-24-36: 622 Main Street:** Special Permit Application (Per 9.2.A and 7.2.E.3) for a second sign “Corner Café”.
Owner: Victor Vescera. Applicant: Lana Sexton. For receipt and schedule Public Hearing. Staff suggests Public Hearing on November 19th. <https://ridgefieldct.portal.opengov.com/records/98896>

Motion to receive and schedule Public Hearing for November 19, 2024 (Maker: M. Okrongly; second by E. DiSalvo)

4.3. **Approval of Minutes**

4.3.1: Meeting Minutes: October 10, 2024.

Motion to approve (Maker: M. Okrongly; second by B. Nissim) Unanimous Approval

5. **Adjourn**

Meeting adjourned at 10:05 PM

Submitted by Alice Dew, Director of Planning & Zoning

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes