



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.

Wednesday, November 6, 2024 Present: **IN PERSON** **VIRTUAL**
Robert Hendrick, Chair
Joseph Dowdell, Vice Chair
Mariah Okrongly
Sebastiano D'Acunto
Ben Nissim
Chris Molyneaux
Ben Nneji (7:04)
Elizabeth DiSalvo

Also Present: Alice Dew, Director, Planning and Zoning

Absent: Joseph Sorena

1. CALL TO ORDER

Robert Hendrick, Chair, called meeting to order at 7:01 PM in the Town Hall Annex, Meeting Room #2 and via Zoom and quorum was established.

2. CALL TO ORDER

2.1. Distribution of agenda & previous minutes. (Published on Commission's webpage prior to meeting.)

2.2. 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>).

2.3. Approval of agenda.

3. PUBLIC HEARINGS

3.1. **(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>

The three public hearings will be discussed together, but decisions will be made separately. Chair Hendrick listed correspondence received since last Planning and Zoning meeting, which has been uploaded to perspective applications.

Robert Jewell, attorney, spoke. Since the last meeting which was October 22nd, applicant has revised his application. The Revised Narrative was shown on screen. Enabling language has been added in implementation section and there is a Revised MSDD area. Attorney Jewell showed the revised area map. The proposed MSDD zone now consists of three lots which are 58 Prospect Ridge, 62 East Ridge and 84 Governor Street. The proposed enforcement language was added as section "k" under 4.5 Main Street AREA Design District (MSDD). This regulation applies to a specific area of town. Section 4.5 includes items such as maximum density, maximum density under "affordable", lot coverage, multifamily conversion, setbacks, building height regulations and physical requirements. The proposed section was read by Attorney Jewell and discussion ensued. There was discussion on possibility of changing the wording of section IV. Preservation of

dwelling and streetscape to be added in Amendment was mentioned. Radius and proximity to Main Street of the “floating zone” was discussed. The vista/view of the property was discussed.

Traffic count/number of pedestrians on a Friday was done and Attorney Jewell read the numbers on the report. Number of cars coming in and out of driveways did not change. Peak hour was 2:45-3:45PM. Traffic chart/count was submitted and will be uploaded to perspective application. Adaptive reuse and historic structures were discussed.

Kate Throckmorton, landscape architect, presented. Diagram of three trees being preserved was shown.

Flowering trees were added along south side of road. CCA plan for removal of trees has been updated. 13 trees will be removed from the site.

Sewer was discussed. WPCA said applicant can hook into sewer at this area, but there are 4 laterals that must be repaired at applicant’s expense.

Sidewalk on East Ridge side was discussed. The turn-around was widened per Fire Marshal.

Public comments included:

- 84 Governor St, current approved plan, affordable housing
- Traffic, possibility of relocating entrance/exit of this property, the name of the development and who benefits from the MSDD zone
- Affordable housing, 8-30g versus this less dense alternative
- The new language of the Amendment, strain on aquifer, reservoirs and possible increase of fire danger
- Size of property, subdivision rights, density, design standards, number of dwellings

Attorney Jewell gave closing statement as to why he thought Commission should approve the Amendment change, rezone application and Special Permit.

The IWB approval was discussed.

Possibility of making an “affordable” requirement for the MSDD zone was discussed. Affordable housing and inclusionary zoning were discussed.

Motion to close Public Hearing (Maker: S. D’Acunto, second by J. Dowdell) Unanimous Approval

- 3.2. **(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>

The three public hearings will be discussed together, but decisions will be made separately

Motion to close Public Hearing (Maker: S. D’Acunto, second by J. Dowdell) Unanimous Approval

- 3.3. **(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>

The three public hearings will be discussed together, but decisions will be made separately

Motion to close Public Hearing (Maker: S. D’Acunto, second by J. Dowdell) Unanimous Approval

4. OLD/CONTINUED BUSINESS

- 4.1. **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 is closed. Current text Amendment wording was discussed and possibility of updating Regulations was had.

- 4.2. **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 E15-0205; 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 is closed.

- 4.3. **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 is closed.

- 4.4. **(Contd.) 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>

Applicant has agreed that the new temporary wall/roll up door will be reviewed through staff and staff can bring to Commission.

Motion to approve with special conditions including current outdoor dining in front of building will be removed, parking in front of restaurant will be restored, and new temporary wall/roll-updoor will be reviewed through staff to Commission. (Maker: B. Nneji, second by E. DiSalvo) Unanimous Approval

- 4.5. **(Contd.) 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>

Motion to approve with special conditions including current outdoor dining in front of building will be removed, parking in front of restaurant will be restored, and new temporary wall/roll-up door will be reviewed through staff to Commission. (Maker: B. Nneji, second by E. DiSalvo) Unanimous Approval

5. NEW BUSINESS

5.1. Approval of Minutes

- 4.1.1: [Meeting Minutes](#): October 8, 2024
[Meeting Minutes](#): October 22, 2024

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

6. Adjourn

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations
CGS = Connecticut General Statutes