



## 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, November 19, 2024      Present:      **IN PERSON**      **VIRTUAL**  
Robert Hendrick, Chair      Ben Nneji  
Joseph Dowdell, Vice Chair  
Mariah Okrongly  
Sebastiano D'Acunto  
Ben Nissim  
Chris Molyneaux (7:04)  
Elizabeth DiSalvo (7:06)

Also Present: Alice Dew, Director, Planning and Zoning

Absent: Joseph Sorena

### 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>).

1.3. Approval of agenda.

### 2. PUBLIC HEARING

2.1. **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. <https://ridgefieldct.portal.opengov.com/records/98896>

Lana Sexton presented. Currently there are two signs that are very small and difficult to read. The café is on a corner and owner wants to put larger signs on both sides of the café. Pictures of the signs were shown. AAC has approved the application. Applicant is willing to follow suggestions from the AAC. Each sign is 8 feet by 30 inches. Signs are not lighted.

Public Hearing closed.

*Motion to approve per AAC recommendations. (Maker: M. Okrongly, second by C. Molyneaux) Unanimous Approval*

### 3. OLD/CONTINUED BUSINESS

3.1. **(Continued) 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>

Discussion regarding approving or denying the Amendment was discussed by each Commissioner. Main points with their reasoning for their thought of approving or denying was discussed. Some points that were discussed included traffic, density in the area, POCD, preservation of the street and character of Ridgefield, affordable housing, the purpose of the text change being primarily for one property owner, pedestrian elements and streetscape. The possibility of making the language in the Amendment better was discussed. Wording of inclusionary zoning amendment was discussed.

If the zone change were to be approved, Commissioners gave their thoughts regarding possible changes of the Amendment so Mr. D'Acunto, who is working on the language of the Amendment, could continue to make possible changes to bring back for next meeting.

Ratification of the MSDD zone in the existing location was discussed.

*Motion to deny. Director will send denial to Commission for review. (Maker: E. DiSalvo, second by second by M. Okrongly) Unanimous Approval*

- 3.2. **(Continued) 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>

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

- 3.3. **(Continued) 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>

*Motion to deny (Maker: C. Molyneaux, second by E. DiSalvo) Unanimous Approval*

#### 4. NEW BUSINESS

- 4.1. **SP-24-37: 34 Halpin Lane:** Special Permit Application (per RZR 9.2.A and 3.2.C.1) for construction of a building for educational purposes and related site development work. Owner/Applicant: Town of Ridgefield. For receipt and schedule Public Hearing and sitewalk. (Staff suggest Public Hearing on December 17 and sitewalk on December 8) <https://ridgefieldct.portal.opengov.com/records/99160>

*Motion to receive and schedule Public Hearing on December 17 and sitewalk on December 8. (Maker: B. Nneji, second by E. DiSalvo.) Motion carries. 7-0-1 with M. Okrongly abstaining*

#### 4.2. Enforcement Report

Alice Dew, Director of Planning and Zoning gave an enforcement report. There currently are two active violations:

- First violation is HooDoo Brown (967 Ethan Allen Hwy) for smokers in the front. There was an approval from P&Z in 2023 to move smokers to the rear of building. Fire marshal wasn't sure about location of the smokers in the rear and State of CT didn't feel the location in the rear would work. HooDoo Brown is currently working with the Health Department to revise plans. Delays are partially because the number of smokers allowed will be less than what is currently being utilized.
- Second active violation is 115 Danbury Road, FuelCo. FuelCo installed illegal signs prior to obtaining any permit. Applications were submitted to AAC/VDC and Planning and Zoning (after signs were installed) and applicant did not attend either meeting. Violations were discussed. As soon as appeal period passes, an attorney can be involved.

There are two issues that are in discussion for voluntary compliance which are:

- 439 Silver Spring Country Club for pickleball on the tennis/sports courts as well as parking.
- 653 Branchville - There was a Zoom meeting with Attorney Tom Beecher and Attorney Robert Jewell. There is a difference of opinion on what is considered development. Conclusion that the attorneys came to was that we will be receiving a letter from Arborist as to what exactly was cut down. Tree discussion ensued.

#### 4.3. Signage Regulation Discussion

Mr. Nissim has offered to look at signage regulations. The purpose of the signage regulation is primarily drafted to promote public safety and welfare and to preserve aesthetic and historic value of the community. Due to new laws we need to update our signage regulations. Different types of signs and content was discussed. The possibility of some type of monitoring temporary signage was discussed. Defining and regulating community sign boards was also discussed. Further research and discussion should be had on digital signs. Temporary signs in our regulations are the most immediately in need of updating.

#### 4.4. Approval of Minutes

4.1.1: [Meeting Minutes](#): November 6, 2024 and [Sitewalk Minutes](#): September 22, 2024

*Motion to approve November 6 meeting minutes and September 22 sitewalk minutes (Maker: B. Nissim, second by C. Molyneaux) Unanimous Approval*

Alice Dew, Director, added that the 5-year Capital Budget is due in December. She discussed updating the POCD and has allocated money in the 2027-2029 budget for this. There is also money allocated for Zoning Regulation update which have not been substantially updated since 2007.

### 5. Adjourn

Meeting adjourned at 9:08 PM

Submitted by Misty Dorsch,  
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes