

Planning and Zoning Commission
Meeting Minutes
Tuesday, July 15, 2025
(Revised/Approved)

ATTENDANCE

Commission & Staff

NAME	TITLE/ROLE	PRESENT		NOTES
		Yes	No	
Robert Hendrick	Chair	X		
Mariah Okrongly	Vice Chair	X		
Joe Dowdell	Commissioner		X	
Ben Nneji	Commissioner	X		
Elizabeth DiSalvo	Commissioner	X		
Chris Molyneaux	Commissioner	X		
Joe Sorena	Commissioner	X		
Sebastian D'Acunto	Commissioner	X		
Ben Nissim	Commissioner	X		Via Zoom
Alice Dew	Director, (Staff)	X		

1. CALL TO ORDER

- *Chair Hendrick called meeting to order at 7:00 PM; Quorum established.*

1.1. 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>).

Alice Dew, Director of Planning and Zoning is retiring effective August 19th.

1.2. Approval of agenda.

Chair Hendrick would like to add an executive session at end of agenda to discuss the possibilities in terms of filling the Director's role.

M. Okrongly motioned to add Executive Session at end of meeting due to personnel issues. Seconded by J. Sorena. Unanimous Approval

2. PUBLIC HEARING

- 2.1. **SP-25-5: 29 Prospect Street:** Revision for Special Permit (Per 9.2.A) File #2014-008-PR-SP-VDC for a modification to the General Condition #11 to use the emergency access for exit to trucks on Grove Street in CBD zone. Owner: 29 Prospect Street LLC; Appl: Michael Loya.
<https://ridgefieldct.portal.opengov.com/records/101457>

Michael Loya, Area Operations Manager of Ridgefield Supply, presented. The purpose of the request is primarily for safety of employees and customers. Once trucks are unloaded, they have to maneuver around parking lot to get to the exit. This was brought up at a Ridgefield Supply safety meeting as being a safety concern. Tractor trailers being able to pull straight in and out off Grove Street would be a safer option. There are approximately 3-8 tractor trailers per day. Tractor trailers would be making a left hand turn only onto Grove.

Currently the trucks are exiting Prospect Street and turning left on Grove, so there would not be an increase in traffic. The applicant is willing to increase the curb cut in order to accommodate. This exit would be utilized by tractor trailers only.

The proximity of the exit off Grove and the stop sign was discussed. There was a question as to why there was a condition as to not use Grove St as an entry/exit point. Per A. Dew, there was no mention in meeting minutes for the original application as to why it was an emergency access only. M. Okrongly has concerns regarding undoing a special condition stated by a prior Commission. Per applicant, Chief Krietz has visited the site. The exit will remain gated.

The Chief of Police had questions which were uploaded into the file. The Police Commission is going to review the application again in September. The application would need extension dates in order for Public Hearing to remain open in order to hear Police input. Applicant gave answers to the Police questions that were uploaded including approximate number of tractor trailers. Operating hours are 7 am – 3 pm. The increase in traffic and Grove Street monitoring of utilization were also discussed.

PUBLIC COMMENTS:

John Johnson, 38 Prospect Street spoke. Concern of output of carbon emissions. Mr. Johnson planted trees around restaurant. Would like Commission to say no to Ridgefield Supply.

Chris Reis, 4 Mountainview Avenue, spoke. Comments included: seeing sidewalk extended, if approved, Mr. Reis would like stops at all corners/directions.

Deb Franceschini, 72 Spireview Rd., spoke. Two pages of her email were not uploaded to the application. A. Dew will make sure the document is uploaded in its entirety. This area is in a hot spot according to Westcog. This area needs to be looked at in terms of traffic. The hardcopies of the two missing pages of the email was passed out to all Commissioners.

Chris Reis, 4 Mountainview Ave., spoke again. If application is approved, it would be helpful if there were signage for exit only for trucks only.

Lori Mazzola, 24 Quincy Place, had concerns including: gate, doesn't find hardship on Ridgefield Supply, doesn't feel there will not be an increase in traffic, and the crosswalk at the intersection. L. Mazzola is opposed to the application.

John Johnson, 38 Prospect, spoke again. Concerns about traffic congestion at the intersection.

Applicant clarified that a member of the Ridgefield Supply dispatch team would open gate.

Width of the accessway was discussed. Chair Hendrick requested clear measurements for accessway when Applicant returns to Planning and Zoning meeting. A. Dew suggested Applicant reach out to Public Works due to widening curb cut.

Public Hearing continued to next regular meeting.

3. OLD/CONTINUED BUSINESS

- 3.1. **(Continued) AH-24-4: 43 Danbury Road:** Affordable Housing Application per CGS §8-30g for 20 units apartment building, replacing the existing structures. Owner: Ljatif Ramadani; Appl: Peter Olson.
<https://ridgefieldct.portal.opengov.com/records/99636>

Chair Hendrick read condition number 3 of Drafted Resolution of Approval

S. D'Acunto drew up a new version of number 3 and read his version. There was no objection to S. D'Acunto's new version of number 3.

Motion to approve application with conditions of approval as drafted with exception of proposed special condition number 3 as drafted and read by S. D'Acunto. Motion made by S. D'Acunto and seconded by E. DiSalvo. Motion carries 5-3-0 with B. Nneji, J. Sorena and C. Molyneaux against.

M. Okrongly would like regular site visits and updates of the project from the Planning and Zoning Staff and updates to be communicated at Planning and Zoning meetings.

- 3.2. **(Continued) VDC-25-5: 389 Main Street:** Revision to a Village District Application (Per RZR 8.3) for prior approval VDC-24-10 for HVAC screening in CBD zone. *Owner: Addressi Square LLC; Appl: Wayne Addressi* <https://ridgefieldct.portal.opengov.com/records/101734>

Wayne Addressi gave an update via Zoom. He showed a letter from JM Insurance Agency Partners. W. Addressi explained that below the roof units there are 3 safes. W. Addressi recently realized if he puts screening up it could give criminals an advantage. Chair Hendrick explained that Planning and Zoning does not have discretion to go against regulations and it states that roof units shall be screened in the CBD zone. If applicant thinks this is an undue hardship then applicant should present application to the Zoning Board of Appeals. W. Addressi requested A. Dew show staff report which says P&Z Commission has right to waive this special condition. M. Okrongly apologized for this going on longer than it should have, but if the screening isn't something the applicant can or wants to do then the application must go to the Zoning Board of Appeals. If applicant wants to talk to different companies and figure out screening, Planning and Zoning can work with applicant.

Motion to deny. Motion made by J. Sorena, second by B. Nissim. Motion carries 7-0-1 with E. DiSalvo recused.

Chair Hendrick and B. Nissim pointed out section 8.3.D.3.e which states utility and service equipment areas shall be screened from public view with material harmonious with the building.

- 3.3. **(Continued) MISC-25-3: Branchville Strategic Review Update.** <https://ridgefieldct.portal.opengov.com/records/101786>

Chair Hendrick asked if Commission would agree to having general input while temporary moratorium is in place and Commission is looking at POCD. E. DiSalvo does not want to forget the big picture of the moratorium and focus on Ridgefield as a whole and not solely Branchville. M. Okrongly agrees with input and what is done in Branchville will impact all of Ridgefield. Discussion regarding public input beyond Branchville ensued.

4. NEW BUSINESS

- 4.1. **FP-25-1: 0 Simpaug Tpke:** Flood Plain site plan application (Per RZR 6.1) for trails and boardwalks in the flood plain area on State of Connecticut parcels H12-0057 and H13-0051. *Owner: State of CT DOT; Applicant: Philip Katz. (For possible discussion or Public Hearing. If Public Hearing, staff suggests September 2nd).* <https://ridgefieldct.portal.opengov.com/records/102049>

Motion to receive and schedule Public Hearing on September 2nd made by J. Sorena, seconded by B. Nneji. Unanimous Approval.

This is a municipal improvement therefore an 8-24 referral will be needed.

- 4.2. **SP-25-9: 484 Ridgebury Road:** Special Permit Application (Per 9.2.A and 3.3.C.1) for a major home occupation to use Ridgebury Farm as event rentals in RAAA zone. *Owner: 484 Ridgebury Road Management LLC; Appl: Trillium Architects. (For receipt and schedule sitewalk and Public Hearing. Staff suggests Public Hearing September 2nd or 16th)* <https://ridgefieldct.portal.opengov.com/records/102072>

Motion to receive, schedule sitewalk on September 14th and Public Hearing on September 16th made by J. Sorena and seconded by C. Molyneaux. Unanimous Approval

- 4.3. **Bond Release: 100D Danbury Road; Application AH-23-1 and AH-24-2.** Request remaining bond amount posted for erosion and sediment control and stormwater management.

Motion to release bond by C. Molyneaux, seconded by B. Nissim. Unanimous Approval

4.4. Approval of Minutes:

4.4.1. [July 1, 2025](#)

Motion to approve July 1st minutes as amended by M. Okrongly, second by C. Molyneaux. Unanimous Approval.

5. Executive Session (added to agenda)

Commission entered Executive Session at 8:41 PM.

Commission returned from Executive Session at 9:05 PM.

M. Okrongly made a motion to authorize the Chair to offer Aarti Paranjape promotion to the role of Director of Planning and Zoning and ZEO provided Ms. Paranjape agrees that her own existing role will be back filled by a Town Planner instead of a second ZEO with at least \$110,000.00 set aside in the Department Personnel budget for the Planner role. Seconded by S. D'Acunto. Unanimous Approval

6. ADJOURN

Meeting adjourned at 9:08 PM

Submitted by Misty Dorsch,
Recording Secretary (via video recording)

FOOTNOTES:

PZC =Town of Ridgefield Planning and Zoning Commission

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes