

Planning and Zoning Commission
Meeting Minutes
Wednesday, November 5, 2025
(Unrevised/Unapproved)

ATTENDANCE

Commission & Staff

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

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:17 PM; Quorum established.

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

J. Sorena requested not to discuss enforcements tonight due to Aarti Paranjape, Director of P&Z, not being in attendance.

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>).

M. Okrongly and Chair Hendrick congratulated the 5 Commissioners that were re-elected at yesterday's election.

Chair Hendrick reminded Commission that at the first meeting after the newly re-elected Commissioners are sworn in, a Chair needs to be elected or re-elected.

1.3. Approval of agenda

Enforcements will not be discussed due to Aarti attending training and not being in attendance.

2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)

2.1. 362 Old Sib

No update.

2.2. 967 Ethan Allen – Hoo Doo Brown

967 Ethan Allen has received a letter from the attorney that Ridgefield P&Z is using, not Attorney Tom Beecher, due to a conflict of interest. No other update was given.

2.3. 34 Bailey Avenue

There has been communication between attorneys but no update was given.

2.4. 94 Soundview Rd.

No update.

3. OLD/CONTINUED BUSINESS

3.1. Temporary Moratorium Activities

3.1.1. General Regulation Review. % Chair

Mr. Sorena would like to discuss traffic impacts. Chair Hendrick showed on screen the Traffic Impact Analysis. Under the current Ridgefield regulations, traffic studies are not required for many different types of projects. Chair Hendrick researched traffic regulations in nearby towns. Chair Hendrick suggests deleting entire section of regulations as related to traffic impact/study and replacing it. Discussion on traffic ensued.

Ms. Okrongly discussed tree protection initiatives. Ms. Okrongly researched nearby towns and briefly discussed Bedford's tree regulations. Tree regulations and possible fees were discussed.

Mr. Nissim discussed zoning fee schedule. He met with Aarti Paranjape and went over the current fee schedule. Evaluation based fees (which is currently being used) and flat fees or tiered flat fees was discussed. Mr. Nissim shared on screen a spreadsheet of different surrounding Town's fees. Discussion on fees and violations/citations ensued. Mr. Nissim will meet again with Aarti to move forward with fee structure.

Mr. Dowdell would like to see administrative cleanup on Regulations such as "defined terms," the appendix, footnotes and revision history.

Chair Hendrick discussed Village District expansion. Chair Hendrick showed a document on screen for Village District Expansion. State statute allows towns to create and define Village Districts. A map of current zones was also shown. Possible areas of the Village District were discussed.

Excel spread sheet was shown on screen with which topic each Commissioner is working on. Target dates for presentations will be added to spreadsheet.

3.1.2. MISC-25-3: Branchville Strategic Review

<https://ridgefieldct.portal.opengov.com/records/101786>

No update.

3.1.3. RFP- Re: Planning Services

No update.

4. NEW BUSINESS

- 4.1. **SP-25-16: 834 North Salem Road;** Special Permit application (per RZR9.2.A and 3.2.C.12) for “Bed and Breakfast” use in existing accessory dwelling unit. Owner: Naomi and Glen Broomberg; Applicant: Zachary Trippodo. *For receipt and schedule Public Hearing and sitewalk. (Staff suggests sitewalk December 14 and Public Hearing December 16th)*
<https://ridgefieldct.portal.opengov.com/records/103426>

Motion made by Ms. Okrongly to receive and schedule sitewalk on December 14th and public hearing on December 16th, seconded by Mr. Molyneaux. Unanimous Approval

4.2. Approval of Minutes:

- 4.2.1. [September 30, 2025](#) - Special Meeting
4.2.2. [October 21, 2025](#)– Regular Meeting

Motion made by Mr. Nissim to approve above minutes as amended if amended, seconded by Mr. Molyneaux. Unanimous Approval.

5. ADJOURN

Hearing no further business or discussion, meeting adjourned at 9:04 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