



Town of Ridgefield Planning and Zoning Commission

SITE WALK MEETING MINUTES

Sunday, June 1, 2025

(Approved/Revised)

ATTENDANCE

Commission

NAME	TITLE/ROLE	PRESENT		NOTES
		Yes	No	
Robert Hendrick	Chair	X		
Mariah Okrongly	Vice Chair	X		
Ben Nneji	Commissioner	X		
Elizabeth DiSalvo	Commissioner	X		
Chris Molyneaux	Commissioner		X	
Joe Dowdell	Commissioner		X	
Joseph Sorena	Commissioner		X	
Sebastian D'Acunto	Commissioner		X	
Ben Nissim	Commissioner	X		

Applicants, Guests, etc.:

Noted below per site.

I. Call to Order

At 9:00 AM, Commissioners met the Town Hall Annex (66 Prospect Stret) and proceeded to the first site (noted below).

II. Site Inspections

- **SP-25-4: 130 Danbury Road, Unit 5B:** Revision to Special Permit Application (Per RZR 9.2 and 5.2.D.1) for creating a new floor area approximately adding 1200 Sq ft. for expansion of convenience/retail store in B-1 zone. Owner: Kelly Copps Hill Realty LLC; Appl: Pablo DeMiguel.

The Commissioners met in the parking lot and asked the attendant inside for any representative for the Applicant. None was available, and the designed POC did not answer a phone call. The Commissioners then reviewed the site plans in the electronic (VPC) file, noting the scope of improvements do not include any expansion to building area, but do involve an addition of several new parking spaces, a new exterior façade, and new signage.

- **SP-25-3: 384 Branchville Road:** Special Permit Application (Per RZR 9.2. A and 3.4. C.1) for construction of an above-ground pool at a property with two front yards Owner/Applicant: Brandon Arcamone.

The Commissioners met Mr. Arcamone at the front door of his home. He escorted the group to the rear of the home to show the surveyor's stakes for the proposed above-ground swimming pool. The Commissioners viewed sightlines to the surrounding roads and homes.



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NO Motions were made; no votes were taken.

III. Adjourn

Meeting adjourned at 9:40 AM.