



## Town of Ridgefield Planning and Zoning Commission

### SPECIAL MEETING MINUTES

Tuesday, April 23, 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		
Alice Dew	Director (Staff)	X		

Others – Tom Beecher, Planning & Zoning Counsel and Steve Foundoukis, Recording Secretary.

#### 1. CALL TO ORDER

- Mr. Hendrick called the meeting to order at 7:06 PM via Zoom; Quorum established.
- Mr. Hendrick reviewed the procedure for an Executive session.

*Mr. D'Acunto made motion to go into Executive Session. 2<sup>nd</sup> by Ms. Okrongly.  
Unanimous approval.*

#### 2. EXECUTIVE SESSION – Pending Claims Re: Proposed Moratorium

- 2.1. Discussion with Attorney Beecher regarding Temporary and Limited Moratorium and Claims related thereto.

*Executive Session started at 7:11pm. Moved to leave Executive Session at 8:13pm.*

#### 3. OLD/CONTINUED BUSINESS

- 3.1. (Contd.) **A-24-3:** Text Amendment change (Per RZR 9.2.B) to add a Temporary and Limited Development Moratorium. *Commission initiated. Discussion and possible action.*  
<https://ridgefieldct.portal.opengov.com/records/99421>

**8:14pm Special Meeting reconvened.**

**Mr. Hendrick** summarized the executive session discussion with legal counsel. No actions were taken, no motions were made, and no votes were taken during the executive session. On the advice of council, an addition would be made to Section B of A-24-3 to exempt applications filed under 8-30g from the moratorium. This would make the temporary and limited moratorium more defensible to people who are opposed to it. The commission agreed with that recommendation.

It was also recommended that sections 3 and 4 under item B be removed to make the moratorium more limited in scope and thus more legally defensible. The number of dwelling units should be changed from two to three, which is a technical adjustment rather than a legal issue. Under section 5 of item B, there was discussion amongst the commission members regarding the inclusion of commercial projects in the moratorium and whether it makes the moratorium broader. Should the commission remove commercial projects more than 5000 square feet from the moratorium?

**Mr. Nissim** did not have any concerns regarding the removal of B3 or B4 but would like discussion on B5.

**Mr. Hendrick** invited the commissioners to share their thoughts on B5 as a matter of policy.

**Ms. DiSalvo** felt that commercial projects should be left out of the moratorium. Banning commercial projects would give people the perception that the town is closed for business.

**Mr. Nneji** felt that commercial projects should not be included in the moratorium because it could indirectly lead to higher property taxes.

**Ms. Okrongly** believed that the commission would complete its moratorium by the time all permits for a large commercial project in Ridgefield were secured. Anyone planning a large project in Ridgefield would consult the Director of PZC first.

**Mr. Dowdell** felt that having commercial projects is consistent with the intent of what we are trying to do, but there is value in limiting the scope of these projects. If one presents itself, the commission will have the bandwidth to deal with it. He is inclined to support excluding commercial projects from the moratorium.

**Mr. D'Acunto** suggested that rewriting the section would be appropriate. He was on the fence regarding the exclusion of commercial projects from the moratorium but is in favor of supporting business development in the town.

*During discussion of Section 8.10.B.5, Mr. Nneji made motion to strike the words “commercial” and “or”. Ms. DiSalvo seconded. Vote 3-4-0. Motion failed.*

#### **4. ADJOURN**

Meeting adjourned at 8:43pm

**Submitted by Steve Foundoukis,**  
Recording Secretary PZC

#### **FOOTNOTES:**

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes