

Planning and Zoning Commission  
 Meeting Minutes  
 Tuesday, July 1, 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		
Chris Molyneaux	Commissioner		X	
Joe Sorena	Commissioner	X		
Sebastian D'Acunto	Commissioner	X		Via Zoom
Ben Nissim	Commissioner	X		
Alice Dew	Director, (Staff)	X		

**1. CALL TO ORDER**

- *Chair Hendrick called meeting to order at 7:02 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>).

1.2. Approval of agenda.

**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>

Continued/Rescheduled to July 15<sup>th</sup>. Applicant did not send abutters notices within statutory time frame.

**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>

There has been a drafted possible Resolution of Approval with several conditions. Chair Hendrick stated that he would like the Commission to discuss possible Resolution of Approval in order to have legal council review possible draft. The entrance/exit on Mountainview was discussed. Commissioner Okrongly asked if there was a way to prevent applicant from returning in the future for a revision to special permit requesting change to utilize Mountainview accessway if the condition of approval was not to use the accessway. There is no way

Chair Hendrick knows that could prevent applicant from coming to Commission in the future for a revision. Commission DiSalvo feels that Mountainview is the safest entrance/exit. Applicant presented entrance/exit on 35 with an emergency access only on Mountainview. Applicant is willing to eliminate emergency accessway if state/local fire authorities allow. Discussion regarding Mountainview accessway ensued. Safety in regards to the entrance/exit on 35 was discussed. The possibility of sharing the curb cut with the neighboring (Ippolliti) property and directing traffic to the traffic signal would be optimal if owner of the neighboring property agrees. There was discussion on whether the change in utilizing Mountainview versus 35 and an entrance/exit would be allowed after public hearing has been closed.

Motion to add a special condition to the proposed draft of special conditions for applicant to investigate the feasibility of making the emergency accessway allowed to be used by residents as an exit only and to convert the Rte. 35 curb cut to be entry only. (This would be the second "preferenced" condition after the first which is shared the curb cut with neighboring property.) Motion made by B. Nneji, second by E. DiSalvo. Informal vote taken. Motion denied.

Chair Hendrick reviewed the drafted conditions of approval. The draft recognizes the need for affordable housing in Ridgefield and that it is in conformance with the POCD.

Chair Hendrick took a straw poll on whether or not Commissioners would likely approve application based on current proposed drafted conditions. Chair Hendrick suggested to move forward by sending drafted resolution of approval to council. The draft still needs changes to number 3 and 7. Commissioners still have concerns regarding the application in general. A decision has to be made by next regular meeting unless an extension is granted by applicant.

Continued to next regular meeting.

- 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>

Continued.

- 3.3. **(Continued) Discussion:** House Bill 5002: An act concerning housing.

Governor vetoed the bill. The Governor is hoping to have a compromised bill in the near future.

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

There has been one public information session and another one will be held on July 19<sup>th</sup>. Venue will be confirmed, but Commission is looking to have it at Ridgefield Library. The presentation will be the same as last time. This is a public forum and not a Planning and Zoning meeting.

#### 4. NEW BUSINESS

- 4.1. **SP-25-8: 258 Main Street:** Revision to Special Permit per (Per 9.2.A and 3.1.C.2) for allowing to host outdoor private events not related to museum in RA zone. *Owner: Aldrich Contemporary Art Museum Inc; Appl: Robert Jewell (For receipt and to schedule discussion). Staff suggest discussion on July 15.*  
<https://ridgefieldct.portal.opengov.com/records/101885>

Robert Jewell, Attorney, and Cybele Maylone, Executive Director of Aldrich Contemporary Art Museum, were present. Attorney Jewell explained this is a revision to a special permit. The special permit states the museum can only have outdoor events related to the museum. Currently events can be scheduled for inside the museum but not outside. Chair Hendrick asked if applicant would be willing to go to the AAC/VDC. M. Okrongly suggested to have a public hearing to allow public to comment.

Motion to receive and schedule Public Hearing for September 2. Motion made by **M. Okrongly** and seconded by **E. DiSalvo**. Unanimous Approval

4.2. **Approval of Minutes:**

4.2.1. [June 17, 2025](#)

4.2.2. [June 24, 2025](#)

Motion to approve the above meeting minutes. Motion made by **E. DiSalvo** seconded by **B. Nneji**.  
Unanimous Approval

**5. ADJOURN**

Meeting adjourned at 8:46 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