

Planning and Zoning Commission  
Meeting Minutes  
Tuesday, December 16, 2025  
(Unrevised/Unapproved)

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		via Zoom
Ben Nissim	Commissioner	X		
Aarti Paranjape	Director, (Staff)	X		

**1. CALL TO ORDER**

*Chair Hendrick called meeting to order at 7:01 PM; Quorum established.*

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

**1.2. Administrative Announcements & Correspondence**

Site walk and Special meetings were cancelled over the past weekend. Mr. Hendrick suggested getting the 834 North Salem site walk back on the calendar for December 21. A Special Meeting will be rescheduled in January.

**1.3. Approval of agenda.**

No new items to add to the agenda.

**2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)**

**2.1. 362 Old Sib**

Ms. Paranjape briefly discussed the violation and ongoing enforcement action. With recent weather there has not been much movement.

**2.2. 967 Ethan Allen: Hoo Doo Brown**

Ms. Paranjape briefly discussed the violation and ongoing enforcement action. This has been filed with the court.

**2.3. 34 Bailey Avenue**

Mr. Hendrick briefly discussed the violation and recent communication with the owner.

**3. PUBLIC HEARING**

3.1. **SP-25-16: 834 North Salem Road:** Special Permit Application (per RZR 9.2.A and 3.2.C.12) for “Bed and Breakfast” use in existing accessory dwelling unit. *Owner: Naomi and Glen Broomberg; Applicant: Zachary Trippodo.* <https://ridgefieldct.portal.opengov.com/records/103426>

The hearing was opened. Ms. Paranjape read the legal notice into the record. Mr. Trippodo was present to represent the applicant. Mr. Hendrick discussed the public hearing process for the applicant and the process for this evening. He also stated that the public hearing will not be closed this evening because the PZC would like to do a site walk. Mr. Trippodo shared his screen to present the application.

Discussion ensued by the PZC. Mr. Hendrick inquired whether the ADU has been granted. Mr. Hendrick inquired about the occupancy. Ms. Paranjape clarified that the applicant revised his plans and stated an occupancy of four maximum. The fire department had no comments or concerns. Mr. Hendrick inquired about the accessroad and shared use. Ms. DiSalvo asked about other Air Bnbs in town and how they are regulated.

Ms. Paranjape discussed the contents of her staff report which included the Health Department’s revised comments. Ms. Okrongly suggested continuing at this point to the next public hearing because she has concerns with the accessway road. Mr. Hendrick then opened the floor to public comment.

Public Comment:

In person, Laura Lehman, 873 North Salem Road, lives on access road. She submitted a letter for the record stating that 5/6 residents that were given the certified letter, are opposed to this application. Her concerns include shared cost to maintain the accessway. She is also concerned about the narrowness of the roadway. She feels that this addition would change the character of the neighborhood. She has concerns that this will impact the safety of the neighborhood. Certain restrictions or limitations as conditions of approval would not make her feel better. In response to Heather Stupi, she clarified the turnaround spot and that it is not designed for safe turning. She suggests that the Commission should revise the 10 day rule of the applicant sending the letter because it did not give her much time to respond. She also disagrees with Heather Stupi’s perspective.

Via Zoom, Alexandra Rautionmaa, 836 North Salem Road, she lives at the bottom of the road. She mentioned items to keep in mind when you come for a site walk. The road has no shoulder and two cars cannot pass each other easily. Because the three property owners have been living together for some time, they know how to work with it, but when unfamiliar drivers come down the road they are driving very fast because there is a hill. She believes that unfamiliar drivers coming to the AirBnb will impose a safety hazard to the children in the neighborhood, particularly on the walk to the bus stop at the end of the road and riding bikes. She believes creating an AirBnb would change the character of the neighborhood. Because it is a private road, Google maps does not direct people to the exact address, it takes them to the end of the road. She also mentioned that all 5 neighbors that received the certified letter are strongly opposed to this short term rental, AirBnb permit. Certain restrictions or limitations as conditions of approval would not make her feel better. She commented on Heather Stupi comments clarifying that unknown drivers, including Amazon, fly down the road. She would like to continue to maintain a positive relationship with her neighbors. She also suggested noting that there is no sidewalk so walks to the bus stop are in the road.

Via Zoom, Heather Stupi, lives at 16 Midrocks Road, not adjacent to the property in question. She stated that the town needs something like this because guests rarely can find a nice place to stay. She sees a turnaround space and doesn’t understand the concern of turning around. She suggested putting up signage to help direct traffic. She is an AirBnb owner in another town and she supports it.

Via Zoom, Debra Franceschini, 72 Spireview Road. She submitted a letter for the record. She asked for clarification on whether this was a Bed and Breakfast or an AirBnb. She also asked how this space would be marketed. She suggests that this could be considered an affordable ADU to enhance diverse housing options in the state. She also suggests that there is a need for more long term housing as opposed to short term housing.

After public comment period, the applicant, Mr. Trippodo revisited a few comments. He thanked the neighbors for voicing concerns. He mentioned the following topics: visual character of the house, signage, traffic concerns, long

term vs short term occupancy, and he clarified the intent that it would be accountable to the Ridgefield Zoning Regulations.

The Public Hearing was continued to the next meeting on January 13 in order to do a site walk on December 21. Mr. Trippodo agreed with this.

Mr. Nneji asked if the applicant has reached out to the neighbors. Mr. Trippodo has not prior to this evening and he is unsure if the applicant has. The neighbors stated that the property owners have not reached out directly. Mr. Hendrick made a suggestion that the applicants can reach out to the neighbors between now and the next Public Hearing on January 13.

The Public Hearing remains open.

***Motion was made by Mr. Nneji to raise Item 5.2 to this point in the agenda and keep the rest of the agenda in order. Ms. Okrongly seconded. Motion passes and it was unanimous.***

#### **4. OLD/CONTINUED BUSINESS**

- 4.1. **IF PUBLIC HEARING IS CLOSED: SP-25-16: 834 North Salem Road:** Special Permit Application (per RZR 9.2.A and 3.2.C.12) for “Bed and Breakfast” use in existing accessory dwelling unit. *Owner: Naomi and Glen Broomberg; Applicant: Zachary Trippodo.* <https://ridgefieldct.portal.opengov.com/records/103426>

The public hearing was not closed. This will be on the agenda on January 13.

#### **4.2. Temporary Moratorium Activities**

Ms. DiSalvo walked the PZC through the zoning map. PZC discussion ensued on possible alterations to update the regulations. Mr. Hendrick suggested the members of the PZC take their own time to drive around and familiarize themselves with what is along these defining boundaries. General PZC consensus is that the zoning map is outdated and needs to be revised based on current needs.

##### **4.2.1.General Regulation Review. c/o chair**

Mr. Hendrick placed the latest draft on his traffic impact analysis in the village district. He also added excavation, grading, and filling. He suggests that he add a trigger where basically any excavation of any time that exceeds 250 cu ya/acre would require a Special Permit. Many towns have a similar style regulation and it falls anywhere between a trigger of 200 and 500 cubic yards/acre.

Summary Review Process. The new house bill 8002 is similar to the Special Permit process except that there is no public participation. It is Commission and applicant only. The Commission has to focus exclusively on its own technical standards. This will require an entire set of regulations to be drafted. Basically all municipalities are working on creating these on the fly with no existing guidelines.

##### **4.2.2.MISC-25-3: Branchville Strategic Review** <https://ridgefieldct.portal.opengov.com/records/101786>

The PZC anticipate a working meeting by the Planning group the PZC hired. A follow up Special Meeting to replace the Special Meeting that was cancelled on December 14 would be scheduled for the evening of Tuesday, January 6 via Zoom.

##### **4.2.3. RFP – Re: Planning Services**

Approximately 5 to 10 applications for Town Planners have been received by the office. A small group including Ms. DeSalvo and Mr. Nissim will be part of the interview group.

## 5. NEW BUSINESS

- 5.1. **SP-25-15: 59 South Street;** Special Permit Application (per 9.2.A and 3.2.C.1) for relocation of Pump station, decommissioning on pump station and construction of new gravity sewer from new pump station to South Street WWTF at 59 South Street in RAA zone. *Owner: Town of Ridgefield; Applicant: Matthew Formica. (Statutorily received on December 2, 2025. Schedule Public Hearing and sitewalk). Staff suggest sitewalk on January 11 and Public Hearing on January 13)* <http://ridgefieldct.portal.opengov.com/records/98507>

***This application was statutorily received on December 2. Motion to schedule a site walk for January 11 and the public Hearing on January 13, 2026. Motion made by Ms. Okrongly seconded by Mr. Molyneaux. Unanimous Approval.***

- 5.2. **REF-25-3: 6 Palmer Court/0 Pound Street:** 8-24 Referral to approve the conveyance of town owned property of 0.325 acres at 6 Palmer Court and the acceptance of 11.659 acres on 0 Pound Street. *Owner/Applicant: Town of Ridgefield. (Statutorily received on December 2, 2025. (Discussion and Action)* <https://ridgefieldct.portal.opengov.com/records/103798>

Rudy Marconi presented the referral for an exchange of property. Mr. George Cohen was present to represent 6 Palmer Court. Mr. Marconi discusses the referral. He wants to have Open space but also reserve this property for possible stormwater drainage in the future.

Discussion ensued by the PZC. Ms. Okrongly asked for clarification on ownership. Ms. Okrongly also recommended commenting on the record that the PZC supports this referral and the future use of stormwater on the property.

***Motion to make a positive referral on the 8-24. Motion made by Mr. D'Acunto. Seconded by Mr. Nneji. Ms. Okrongly added that the PZC should note that they support the future stormwater use. Motion passes unanimously.***

- 5.3. **A-25-2:** Text Amendment change (Per RZR 9.2.B) to Section 8.10-Temporary and Limited Development Moratorium. *Commission initiated. (To receive and schedule Public Hearing. Staff suggest Public Hearing on January 13, 2026.)* <https://ridgefieldct.portal.opengov.com/records/104073>

***Motion to receive with public hearing on January 13. Extension on the moratorium extended to July 1. Motion made by Ms. Okrongly. Seconded by Mr. Nissim. Unanimous approval.***

- 5.4. **SP-25-19: 20 Dogwood Drive:** Special Permit Application (per 9.2.A and 3.4.C.2) for the construction of a car port in front yard in RAA zone. *Owner: Richard & Katherine Cea; Applicant: Ridgefield Pet/Ronald Rucolas/William Greene (To receive and schedule sitewalk and Public hearing. Staff suggests sitewalk January 25<sup>th</sup> and Public Hearing on January 27)* <https://ridgefieldct.portal.opengov.com/records/103462>

***Motion to receive the above application. Sitewalk scheduled for January 11 and the public Hearing on January 27, 2026. Motion made by Ms. Okrongly seconded by Ms. DiSalvo. Unanimous Approval.***

### 5.5. Meeting Minutes

Ms. Okrongly would like to see more robust meeting minutes detailing more discussion.

#### 5.5.1. Regular Meeting Minutes – November 18, 2025

These meetings will be revisited at the next meeting.

## 6. ADJOURN

Hearing no further business or discussion, meeting adjourned at 9:33 PM

Submitted by Beth Peyser,  
Recording Secretary (via video recording)

FOOTNOTES:

PZC =Town of Ridgefield Planning and Zoning Commission

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes