

Planning and Zoning Commission
Meeting Minutes
Tuesday, October 13, 2026
(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	
Ben Nissim	Commissioner		X	
Aarti Paranjape	Director, (Staff)	X		Left the meeting at 7:59 when Executive Session began.

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:03 PM; Quorum established.

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

1.2. Administrative Announcements & Correspondence

- The applicant is not ready this evening and SP-26-7 will not be present. The application and Public Hearing, agenda item 3.1 will not be discussed this evening. This will be placed on the agenda for October 27.
- Ms. Paranjape stated that the office received correspondence for 29 Lakeview Drive.

1.3. Approval of agenda.

2. ENFORCEMENT (COMPLAINTS/VIOLATIONS)

- 2.1. 225 Bennetts Farm Road:** Discussion ensued on this ongoing violation. They are seeking voluntary compliance through a zoning application. Ms. Paranjape gave an update, town hired a consultant engineer who inspected the site with her on September 29. She is reviewing the plans the plans from the approved subdivision from 2013 application. The engineer has questions and she would like to visit the complainant at 227 property to understand what is happening. A topo map will be shared with the town. Both engineers have stated that they could have something to present at a meeting on October 27. Mr. Marconi was present as an honorary member of the PZC. He approached the table to discuss his involvement. He is having a meeting with the original engineer Mr. Fowler who was part of subdivision approval. He said Town has hired a Consultant engineers and the Board of Selectman is going to monitor in addition to the PZC because there is an MS4 violation. Mr. Hendrick asked about ongoing monitoring and who Mr. Marconi expects to do the continued inspections. The maintenance agreement for the drainage easement is the responsibility of the town which Mr. Marconi admitted they have been negligent on.

3. PUBLIC HEARING

- 3.1. **(Contd.) SP-26-7: 0 Ethan Allen Hwy: Special Permit Application** (per RZR 9.2.A and 5.3.D.13) to create a golf driving range, parking area and related improvements in B-2 Zone. *Owner: EAP Property; Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/106587>

Applicant granted extension. The Public Hearing was not discussed and will be continued to October 27th. Mr. Hendrick stated that if anyone was present to discuss this application they could send correspondence to the office to be discussed.

4. OLD/CONTINUED BUSINESS

- 4.1. **IF PUBLIC HEARING IS CLOSED: SP-26-7: Special Permit Application** (per RZR 9.2.a AND 5.3.D.13) to create a golf driving range, parking area and related improvements in B-2 Zone. *Owner: EAP Property; Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/106587>

Public hearing was not closed.

- 4.2. **(Contd.) REF-26-3: 221 Danbury Road: 8-24 Referral application** for purchase of property located at 221 Danbury Road for a new Public Safety Building accommodating the Ridgefield Police, Fire EMS, Ridgefield Volunteer Fire Department and communication center.
<https://ridgefieldct.portal.opengov.com/records/108674>

Discussion continued on this application. Mr. Hendrick recapped the last meeting. He said it was not urgent to be discussed but at this time Mr. Marconi was present to contribute to the discussion. Mr. Marconi asked if there was an expiration date on an 8-24 application. Mr. Hendrick explained that if no decision is made within 35 days it is an automatic approval. Mr. Marconi stated on record that he is withdrawing this application because they were not prepared to move forward at this time.

- 4.3. **(Contd.) REF-26-5: 29 Lakeview Drive: 8-24 Referral** for sale of land located at 29 Lakeview Drive (F08-0160).
<https://ridgefieldct.portal.opengov.com/records/108679>

Discussion continued on this application. Mr. Hendrick recapped this application and discussion from the last meeting. Ms. Orkongly asked for clarification of acquisition versus sale. The town owns and has taken ownership of the property. The reason for the sale is to recover some of the money spent. The major areas are back taxes in approximately \$60,000 and attorney fees in approximately \$70,000. Ms. Orkongly asked where the money goes when a sale like this happens. Mr. Marconi stated that money like this goes back into the general fund. Mr. Hendrick asks about the referral process. He said that the use and intent of the future of the property would likely be taken into consideration by the PZC members. Mr. Marconi doesn't think they could list the property without the referral. Mr. Nneji asked about the construction of a home on the lot. Mr. Marconi had a number of photographs of the property. Mr. Dowdell asked if there were objections to the Town selling it. Mr. Marconi responded that there were concerns about the current condition of a stone wall on the north and east side of the property.

John Murphy, 267 Great Hill Road. He is a neighbor to the property. He is speaking on behalf of the neighborhood and a letter that was sent. He is concerned about the maintenance of the stone wall. A lot of the stonework in the large retaining wall and the fill put in was placed there prior to approvals in place. There are questions that this is up to code. He believes a membrane was put in behind the wall but was never inspected that it was according to design. The building was leveled and it was on a stone foundation on ledge. The brick was painted and there is a question of whether the paint had lead in it. The neighbors are not concerned with the sale of the home, but they are concerned with the condition of the lot and some of the issues being rectified.

Mr. Hendrick responded that there are two options. If the PZC makes a positive referral, the Town is free to sell the property. If the PZC makes a negative referral, it becomes a recommendation and the Town can sell the property but only by a vote at a Town Special Meeting.

Mr. Murphy asked that some conditions and disclosures were included in the referral. Up to this point he feels his concerns have not been addressed.

Mr. Hendrick asked what Mr. Marconi thought about the PZC making a referral with conditions. Mr. Marconi said that it all comes down to money. Mr. Marconi stated that the well is an issue. Mr. Marconi stated that the Town also has the option to not sell and bring in fill and leave the property as is.

Mr. Hendrick suggests making a positive referral. Ms. DiSalvo states that it could sit there for years and not sell. Mr. Murphy agrees with this for now.

Mr. Nneji made a motion to make a positive referral with conditions as discussed above. Seconded by Mr. Molyneaux. Motion carries unanimously in favor.

4.4. Zoning Regulations Update

4.4.1. MISC-26-1: Zoning Regulations review. c/o Chair.

No comments this evening on the general regulations topic.

4.4.1.1. Native Plant Discussion

Discussion postponed to October 27.

4.4.2. MISC-25-3: Branchville Strategic Review

No discussion at this meeting.

5. NEW BUSINESS

5.1. MISC-26-7: 6 Ivy Hill Road: Pre-submission concept (per RZR 9.2.E) to start an adult daycare center at a property located in RAA Zone.

Mr. Berkeley of 30 Rustic Road was present to represent that application. The concept of this application is to give individuals another option once they age out of Founder's Hall. Ms. DiSalvo asked if there is in home care and at what age they can start. Mr. Berkeley said it is related to a consistent memory problem but there is no hard and fast timeline for when they can be included. This is a social program and not medical. There is no feeding individuals, but food might be brought in by Meals on Wheels. This would be at the Lutheran Church. Ms. DiSalvo discussed nursing her mother through this and there is a need for the transition period between moving from Founder's Hall to needing the fulltime care. He is hoping to start with 8 to 10 participants but maximum capacity would be 20. Ms. Okrongly asks if there would be more than 20 people. The plan is to stick to limited hours. Mr. Dowdell suggests mentioning traffic, parking, changes to exterior including lighting and signage. Ms. Paranjape suggested that it was a drop-off service with the parking being for employees. Mr. Hendrick stated that this will likely go to a Public Hearing but overall he feels the PZC is generally in support of this application but has some concerns as stated.

5.2. SP-26-12: 6 Ritch Drive: Special Permit Application (per RZR 9.2.a AND 3.4.C.2) for inground pool structure in the front yard at a property located in RAA zone. Owner: Anne-Marie Clifford and Bennett Covino; Appl: Samantha Brant. (For receipt and schedule sitewalk and public hearing. Staff suggests sitewalk on November 8 and Public hearing on November 10th) <https://ridgefieldct.portal.opengov.com/records/108664>

Motion made by Ms. Okrongly to receive and schedule the sitewalk on November 8 and Public Hearing on November 10. Seconded by Ms. DiSalvo. Motion passes unanimously.

- 5.3. **VDC-26-9: 439 Main Street: Village District Application** (per RZR 8.3; 5.1.B and 7.2.E) for building/wall sign and awning “Fieldhouse Kitchen and Bar” located in CBD zone. *Owner: Addressi Center II LLC; Appl: John Gazzola. (For receipt and schedule discussion. Staff suggests discussion on October 27th)*
<https://ridgefieldct.portal.opengov.com/records/108971>

Motion made by Ms. Okrongly to receive and schedule for discussion on October 27. Seconded by Mr. Molyneaux. Motion passes unanimously.

- 5.4. Meeting Minutes - Regular Meeting, September 22, 2026

Mr. Dowdell had a correction. Under 5.3 the motion had the incorrect address and should be 84 Mamasco Road but says 29 Lakeview Drive.

Motion made by Mr. Dowdell to approve the minutes with suggested edits by Mr. Dowdell, as suggested above. Seconded by Ms. DiSalvo. Motion carries unanimously.

6. EXECUTIVE SESSION – Personnel Performance Review

Motion made by Mr. Nneji to go into Executive Session at 7:59PM. Seconded by Mr. Molyneaux.

Once the motion was made Ms. Paranjape left the room.

7. ADJOURN

Hearing no further business or public discussion, meeting adjourned at 8:36 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