

**ZONING BOARD OF APPEALS OF RIDGEFIELD**  
**MINUTES OF MEETING**

**August 4, 2025**

**NOTE:** These minutes are intended as a rough outline of the proceedings of the web-based Zoom proceedings the Board of Appeals on Zoning of Ridgefield held on August 4, 2025. Copies of recordings of the meeting may be obtained from the Administrator.

The Chair called the web-based meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Mark Seavy, Terry Bearden-Rettger, Robert Byrnes, Alex Lycoyannis and Michael Stenko.

**ROTATION OF ALTERNATES**

The rotation for this meeting was first, Mr. Byrne, second Mr. Stenko; third, Mr. Cole. Mr. Pastore was unable to attend. Mr. Byrne was unable to sit for the meeting, so Mr. Stenko sat. Thus, the rotation for the next meeting will be: first, Mr. Byrne; second, Mr. Cole, third Mr. Stenko.

**CONTINUED APPLICATION**

**Sarah Finucane, agent for Arleen Campbell**  
**Application 25-012**  
**101 Limekiln Road**

Applicant withdrew the application prior to the start of the hearing.

**NEW APPLICATION**

**Kyle Stupi**  
**Application 25-009**  
**16 Midrocks Road**

Kyle and Heather Stupi appeared for their application. The application was for a deck addition off the side of their home 20' from the property setback. The lot was in the RA zone with a required 25' setback. The proposed deck would be 16' long with points being 9' and 11' due to the property angle. Mrs. Stupi listed several hardships for the property including the lot being upzoned and undersized, .49 acres in the RA zone. The lot was originally an R20 zone. The Applicants stated there were no other egress to the backyard through the house, only through the front door and basement. The driveway was located on one side of the lot. The location of the septic fields in the rear of the lot, close to the existing backyard patio was also listed as a hardship. Ms. Bearden-Rettger suggested the deck could be constructed in that area and therefore a variance would not be needed. Mr. Stupi stated a builder told them deck posts could not be installed in the ground that close to the septic fields.

The neighboring property, 22 Midrocks Road, submitted a letter against the granting of the deck variance. They cited noise concerns, privacy and the effect the side deck would have on the neighborhood. Mrs. Stupi stated that they corresponded with their neighbors prior to the hearing and came to an agreement for screening the two properties with evergreen tree plantings. The neighbor's wanted the agreement written into the Stupi property's deed, something the Stupi's did not feel comfortable implementing, so a screening agreement was never finalized.

Neighbors from 19 and 25 Midrocks Road also appeared and spoke out against granting the variance. Noise effect on the neighborhood were the main concerns. Also, the possibility of the applicants renting the house and potential noise concerns from tenants using the deck.

Several Board members stated that the ZBA does not regulate noise control and noticed the houses' location on the lot pushed towards the left side. The Board suggested that the

applicants present a screening plan with planting between their property and the neighboring property to help contain noise.

A continuance was granted to the September 8 meeting to allow applicants to present a screening plan and distribute such plan to the neighboring property for feedback.

**ADMINISTRATIVE**

The Board voted for approval of the June 16, 2025 meeting minutes.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 8:10pm.

Respectfully submitted,

*Kelly Ryan*

Administrator