

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

**March 16, 2026**

**NOTE:** These minutes are intended as a rough outline of the special proceedings of the Board of Appeals on Zoning of Ridgefield held on March 16, 2026. Copies of recordings of the meeting may be obtained from the Administrator.

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

**ROTATION OF ALTERNATES**

The rotation for this meeting was first Mr. Santini; second, Mr. Cole, third Mr. Stenko. Mr. Santini sat for Mr. Lycoyannis who was unavailable. Thus, the rotation for the next meeting will be: first, Mr. Cole; second, Mr. Stenko, third Mr. Santini.

**NEW APPLICATIONS**

**Nicholas Russo**  
**Application 26-003**  
**55 Silver Hill Road**

Mr. Russo appeared for his application. The application was for a deck addition to the rear of the house. The property was in the RAA zone with a required 35' setback. The proposed deck would be 28.5' from the property line and 12' wide as suggested by Mr. Russo's contractor for ideal use. Mr. Russo presented two different plans for the deck. One proposal had the deck span the entire length of the house. The other proposal was more central to the house, wrapping around the side of the house. Both proposals requested a setback at 28.5'. Mr. Russo listed hardships as the elevation and slope of adjacent area for the proposed location. This hardship, Mr. Russo stated, would prevent the pushing back of the deck stairs further from the property line. Board members questioned if the deck could be moved further out of the setback and stated that even with the surrounding elevation, the deck could be moved further out of the setback. It was suggested that Mr. Russo work with his contractor to possibly revise his plans. No one appeared for or against the application.

A continuance was granted until the next ZBA meeting.

**Anne Reiser**  
**Application 26-004**  
**230 Barrack Hill Road**

Architect Doug MacMillan appeared for the applicant. Mr. MacMillan detailed the submitted plans. The lot was in the RAA zone and 1.15 acres. An addition of a second 24' wide garage bay and expanded bedroom addition was planned placing the property setback at 31.5'. Mr. MacMillan listed hardships as the undersized lot, 1.15 acres in the RAA zone and the presence of ledge in the rear of the lot making any addition difficult in the back yard. The Board questioned if the proposed plans could be altered and pushed back into the rear yard to eliminate the need for the 3.5 setback variance or require even less feet into the setback. Mr., MacMillan replied that he may be able to alter the plans but was worried about removing ledge in the rear for the project. He may build part of the bedroom addition on a slab instead of removing ledge.

Regina Lembo of neighboring 226 Barrack Hill Road appeared. She was concerned about the impact the plans would have on her property, including water runoff, septic concerns and lighting from the addition. Mr. MacMillan replied that if approved for a variance, the applicants would still have to discuss septic upgrades with the health

department and get approval from zoning for drainage. Mr. MacMillan also stated he may try and revise all plans so no variance would not be needed for project. No one else appeared for or against the application.

A continuance was granted until the next ZBA meeting.

**ADMINISTRATIVE**

**Meeting Minutes**

The Board voted for approval of the February 9, 2026 meeting minutes.

As there was no further business before the Board, the Chair adjourned the hearing at approximately 8:00pm.

Respectfully submitted,

*Kelly Ryan*  
Administrator