

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

**April 6, 2026**

**NOTE:** These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on April 6, 2026. Copies of recordings of the meeting may be obtained from the Administrator.

The Chair called the Special meeting to order at approximately 6:00 p.m. Sitting on the Board for the evening were: Mark Seavy, Robert Byrnes, Terry Bearden-Rettger, Alexander Lycoyannis and Michael Santini.

**ROTATION OF ALTERNATES**

The rotation for this meeting was first Mr. Cole; second, Mr. Stenko, third Mr. Santini. Mr. Santini sat for continued application that was again continued prior to the hearing and remained to sit for the new application as Mr. Pastore was unavailable. Thus, the rotation for the next meeting will be: first, Mr. Cole; second, Mr. Stenko, third Mr. Santini.

**CONTINUED APPLICATIONS**

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

Applicants requested an additional continuance until the April 20 meeting.

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

Applicant withdrew the application prior to the meeting.

**NEW APPLICATIONS**

**Sasha Bakhru**  
**Application 26-005**  
**25 Stonewall Lane**

Mr. Bakhru appeared along with his contractor. The submitted plans were to convert an existing 3-car garage to living space and add a newly constructed 3-car garage on the existing driveway. The lot was originally a planned residential development in the RAA zone. The submitted plans would be over the allowable floor area ratio for the lot by 298 sq ft., so a FAR variance was requested. The 900+ sq ft garage would consist of 3 garage bays, 32 x 32 each

Mr. Bakhru listed hardships as the need to accommodate his elderly parents in 1<sup>st</sup> floor living space and the need to store cars in a garage during winter weather. Board members stated that those listed hardships were personal hardships and the Board could not consider those when deciding on a variance. Members suggested removing one garage bay or reducing the size of the bays to eliminate the approximate 300 sq ft of FAR.

A Continuance was granted to allow the applicant time to review plans that may not require a variance.

**Doug MacMillan, agent for Madeline Lord**  
**Application 26-006**  
**47 Gilbert Street**

Mr. MacMillan appeared for the application. The corner lot had two frontages with setbacks to Gilbert Street and Abbott Avenue in the R10 zone. The proposed plans were for a 1-car garage addition with a 2<sup>nd</sup> story above plus a mudroom. Setback and lot coverage variances were requested. The house was built in 1928 prior to the enactment of zoning regulations. Mr. MacMillan further stated the house never had any additions or changes to the footprint since 1928, though porches on the house were enclosed at one point. Mr. MacMillan stated that the current regulations made it difficult to expand the house since an increase in FAR was allowable but the property had no available lot coverage to do any sort of addition. The lot still had over 1200 sq ft of FAR available. The proposed addition put the property 228 sq ft over the allowable lot coverage. The side yard and rear setback for the R10 lot were conforming. Since the lot had two frontages, the frontage facing Abbott Avenue was nonconforming at 21'. The proposed addition would put that front setback at 13'. A 25' front yard setback was required. Board members agreed there was likely hardship but suggested moving the garage back to line up with the house, or as much as possible, to eliminate some nonconformity. Mr. MacMillan stated that moving the garage addition back would eliminate some windows on the house, take up most of the backyard space and doing so could make the house and garage appear as one long 57' wall, but he would review his plans to see if it was workable.

Sharon McSpedon appeared for the application. She was a relative of the applicants and expressed her support for the application. No one else appeared for or against the application.

A Continuance was granted until the next meeting to allow Mr. MacMillan to rework the submitted plans.

**ADMINISTRATIVE**

**Meeting Minutes**

The Board voted for approval of the March 16, 2026 meeting minutes.

As there was no further business before the Board, the Chair adjourned the hearing at approximately 6:45 pm.

Respectfully submitted,

*Kelly Ryan*  
Administrator