

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

April 20, 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 20, 2026. Copies of recordings of the meeting may be obtained from the Administrator.

The Chair called the regular meeting to order at approximately 7:00 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 again sat for continued application. 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 May 11 meeting.

Sasha Bakhru
Application 26-005
25 Stonewall Lane

Applicant withdrew the petition prior to the meeting.

NEW APPLICATION

238 Mimosa Circle LLC
Application 26-007
238 Mimosa Circle

Applicants requested a continuance until the May 11 meeting.

CONTINUED APPLICATION

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

Mr. MacMillan again appeared for the application. At the April 6 ZBA meeting, Board members suggested Mr. MacMillan alter the submitted plans to not increase the setback nonconformity on the property. The plans were revised to place the addition at 20.1', including overhangs, with no increase in the side yard setback. The proposed addition was over the allowable lot coverage by approximately 225 sq ft. Mr. MacMillan submitted an updated calculation sheet with the proposed changes. Hardships were listed as the property pre-dating zoning regulations and the lot allowed over 1200 sq ft of floor area ratio but unable to use with no available lot coverage due to the zoning regulations. A third story could not be proposed, as 3 story residences are not allowed under the zoning regulations. Ms. Bearden-Rettger stated the the plans could eliminate the additional 225 sq ft. needed for a lot coverage variance.

No one appeared for or against the application. A Decision can be found at the end of the Minutes.

DECISION

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

REQUESTED: variances of Sections 3.5.H., setbacks, and 3.5.F., lot coverage, to allow an addition to be located within the minimum yard setback and over the allowable lot coverage; for property in the R10 zone located at 47 Gilbert Street.

DATES OF HEARING: April 6 and 20, 2026

DATE OF DECISION: April 20, 2026

VOTED: To Grant, variances of Sections 3.5.H., setbacks, and 3.5.F., lot coverage, to allow an addition to be located within the minimum yard setback and over the allowable lot coverage; for property in the R10 zone located at 47 Gilbert Street.

VOTE: For 3.5.H., setbacks:

To Grant: 5 To Deny: 0

In favor Deny
Bearden-Rettger, Byrnes,
Lycoyannis, Seavy, Santini

For 3.5.F., lot coverage:

To Grant: 4 To Deny: 1

In favor Deny
Byrnes, Lycoyannis,
Seavy, Santini Bearden-Rettger

ADMINISTRATIVE

Meeting Minutes

The Board voted for approval of the April 6, 2026 meeting minutes.

As there was no further business before the Board, the Chair adjourned the hearing at approximately 7:18 pm.

Respectfully submitted,

Kelly Ryan
Administrator