



**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION  
APPROVED/REVISED MINUTES**

These minutes and motions (votes) are a general summary of the meeting. This is not a verbatim transcription.

Tuesday March 21, 2023

Present:

**IN PERSON**

Robert Hendrick (Chair)  
Joseph Dowdell (Vice Chair)  
John Katz  
Elizabeth DiSalvo  
Christopher Molyneaux  
Susan Consentino  
Joseph Sorena

**VIRTUAL**

Ben Nneji

Absent: Mariah Okrongly

Also Present: Alice Dew, Director of Planning and Zoning

**1. CALL TO ORDER**

*Chair Hendrick called meeting to order at 7:02 and quorum was established.*

1.1. Distribution of agenda & previous minutes.

1.2. Distribution/acknowledgement of correspondence

1.2.1. Correspondence from A. and C. Neblett on 3/14/2023, which can be found under application for 10 Kingswood.

1.2.2. Correspondence from L. Noyes on 3/17/2023

1.3. Approval of agenda

Chair Hendrick would like to add to Agenda. Commission has a request from Charter Review Commission to consider restructuring Town Charter. Added to Agenda under new business.

*No objection.*

Chair Hendrick requested to add to the agenda discussion on signage regulations.

*No objection.*

**2. PUBLIC HEARINGS**

2.1. **SP-23-2: 10 Kingswood Place: Special Permit Application** (per RZR 9.2 per RZR 3.4.B.2) to install an inground pool in the front yard. *Owner: Ben & Kristin Beardslee, Applicant: Sara DeMici* <https://ridgefieldct.viewpointcloud.com/records/90641>

Owners of 10 Kingswood gave a brief overview of project. The house when originally built was on Ashbee and when rebuilt driveway was moved to Kingswood. The pool is going where, in practice, is the back yard. There were a number of trees planted a few years ago along owner's

property and Ashbee Ln. Pool project currently has AAC approval. S. Consentino inquired about letter from neighbor. Mr. Beardslee addressed neighbor's concerns as mentioned in letter dated March 14. Homeowners were thinking of adding trees such as arborvitaes or something similar for more privacy. Lighting was discussed. Mr. and Mrs. Neblett, neighbors, spoke via Zoom. They appreciate the consideration the Beardslee's have put into their property.  
*Public Hearing was closed.*

- 2.2. **SP-23-3: 967 Ethan Allen Highway: Revision to Special Permit Application** (per RZR 9.2 and 5.6.C) for the exterior addition for smokers and cooking space at Hoo Doo Brown Restaurant. *Owner: 967 Ethan Allen Highway LLC. Applicant: Peder Scott.*  
<https://ridgefieldct.viewpointcloud.com/records/90826>

This application still needs AAC approval. Mr. Sexton spoke. The Abutter's notices have not been uploaded to the application yet. Mr. Sexton will follow up and it will be done prior to April 4. Public Hearing continued to April 4, 2023.

### 3. OLD/CONTINUED BUSINESS

- 3.1. **IF PUBLIC HEARING IS CLOSED: SP-23-2: 10 Kingswood Place: Special Permit Application** (per RZR 9.2 per RZR 3.4.B.2 to install an inground pool in the front yard. *Owner: Ben & Kristin Beardslee. Applicant: Sara DeMici*  
<https://ridgefieldct.viewpointcloud.com/records/90641>  
*Motion to approve (Maker: John Katz; second by Ben Nneji) Unanimous Approval*

- 3.2. **IF PUBLIC HEARING IS CLOSED: SP-23-3: 967 Ethan Allen Highway: Special Permit Application** (per RZR 9.2 and 5.6.C) for the exterior expansion of the Hoo Doo Brown Restaurant. *Owner: 967 Ethan Allen Highway LLC; Applicant: Peder Scott.*  
<https://ridgefieldct.viewpointcloud.com/records/90826>

*Continued to April 4, 2023.*

- 3.3. **(Continued) A-22-5: Regulation Text Amendment** (per PZR 9.2.B) for Section 2.2; Section 4.6 and Section 8.8 for Inclusionary Zoning. *Commission initiated.*  
<https://ridgefieldct.viewpointcloud.com/records/89747>

Chair Hendrick has a draft that excludes RAA and RAAA. Before discussing this draft, it was brought up that BOS has formally requested via letter to re-open public hearing. The BOS was invited to speak during public hearing which was open for two months. A referral was sent on November 29, 2022 to BOS and there was no comment prior to closing of Public Hearing. Once public hearing was closed, commission is not allowed to receive any more testimony. Discussion was had whether to withdraw application and start new public hearing or not. Chair Hendrick suggested tabling this discussion until next meeting.  
*Tabled to next meeting. No objection.*

- 3.4. **(Continued) Discussion re: local implementation of Public Act 22-25, section 5(c), concerning electrical vehicle charging stations at commercial or multi-occupant buildings.**  
<https://ridgefieldct.viewpointcloud.com/records/90372>

Chair Hendrick handed out a draft regulation he created. There was discussion about number and location of spaces for new or remodeled parking lots. Minimum number of spaces per new parking lot was discussed. Will consult with counsel and come back with new draft at next meeting to further discuss.

- 3.5. (Continued) Discussion and possible action re: bills under consideration at 2023 General Assembly legislative session.

There was discussion regarding Fair Housing Bill, HB 6633.

- 3.6. **VDC-23-1: 17 Catoonah Street:** Village District Application (per RZR 8.3 and 5.1.B) to install a wall sign “Treats Pupperia” in CBD district. Statutorily received on March 07, 2023. Owner: 15-17 Catoonah Street LLC. Applicant: Kyle Neumann. For scheduling of discussion. <https://ridgefieldct.viewpointcloud.com/records/90947>

This application is going to AAC on March 23<sup>rd</sup>. The owner, Kyle Neumann, was present so to save the owners’ time, they showed the Commission pictures of the sign. The first sign is the name of the store and the second sign is a picture of a dog. Will continue discussion of first sign on April 4 and second sign at Public Hearing on April 18 which requires a special permit.

*Discussion scheduled for April 4<sup>th</sup>, no sitewalk needed.*

- 3.7. **SP-23-4: 17 Catoonah Street:** Special Permit Application (per PZR 9.2 and 7.2.E.3) to install second building sign – “Treats Pupperia”. Statutorily received on March 07, 2023. Owner: 15-17 Catoonah Street LLC. Applicant: Kyle Neumann. For scheduling sitewalk and public hearing. <https://ridgefieldct.viewpointcloud.com/records/90906>  
Second sign (picture of dog) requires special permit.

*Public hearing scheduled for April 18.*

#### 4. NEW BUSINESS

- 4.1. **SP-23-6: 70 West Branchville Road;** Revision to Special Permit Application (per RZR 9.2) for addition of extra storage units. Owner: MHC 117(Ridgefield CT) LLC. Applicant: Norman Kotoch. For receipt and schedule a sitewalk and discussion.  
<https://ridgefieldct.viewpointcloud.com/records/90724>

*Motion to receive and schedule sitewalk on March 26<sup>th</sup> and discussion on April 4<sup>th</sup>, (Maker J. Katz, second; E Disalvo) Unanimous approval.*

- 4.2. **RZ-23-1: 0 Ethan Allen Highway G10-0057;** Zone change Application per (RZR 9.2.C) from B-2 to MFDD for 29.2 acres parcel. Owner/Applicant: Ridgefield Professional Office Complex LLC. For receipt and scheduling a site walk and Public Hearing.  
<https://ridgefieldct.viewpointcloud.com/records/91000>

All three of next items are the same project so Chair Hendrick suggests streamlining process and bundling together.

There was discussion of referrals from other boards and commissions before the public hearing opens. Also, discussion concerning engineering and stormwater peer review.

*Motion to schedule sitewalk May 14 and open public hearing May 16 (Maker J. Katz, second by B. Nneji) Unanimous Approval.*

- 4.3. **SP-23-7: 0 Ethan Allen Highway G10-0057;** Special permit application for construction of thirteen multifamily residential buildings, one community meeting house, outdoor pool amenity space,

stormwater management system, associated site work. *Owner/Applicant: Ridgefield Professional Office Complex LLC. For receipt and scheduling a sitewalk and public hearing.*  
<https://ridgefieldct.viewpointcloud.com/records/90988>

*Motion to schedule sitewalk May 14 and open public hearing May 16 (Maker J. Katz, second by B. Nneji). Unanimous Approval.*

- 4.4. **SP-23-8: 901 Ethan Allen Highway:** Revision to Special Permit Application (per RZR 9.2) to update the North parking lot- vehicular access using existing entrance which crosses onto this site via newly constructed stream channel crossing entrance. *Owner/Applicant: Ridgefield Professional Office Complex LLC. For receipt and scheduling a sitewalk and discussion*  
<https://ridgefieldct.viewpointcloud.com/records/91015>

*Motion to schedule sitewalk May 14 and open public hearing May 16 (Maker J. Katz, second by B. Nneji). Unanimous Approval.*

- 4.5. **SP-23-9: 207 Main Street;** Revision to Special Permit Application (per RZR 9.2) to open a “Jesse Lee Common’s Farmer’s Market” starting July on alternate Saturdays until October 2023. *Owner: Jesse Lee Memorial Church of Ridgefield. Applicant: Jefferey Vreeland. For receipt and scheduling a discussion.*  
<https://ridgefieldct.viewpointcloud.com/records/91014>

*Motion to receive and discuss April 4, 2023 (Maker B. Nneji; Second E. DiSalvo) Unanimous Approval.*

- 4.6. **AH-23-1: 0 Farmingville Road; F13-0003;** Affordable Housing Application per CGS §8-30g construct 6-unit multi-family building. *For receipt and scheduling a sitewalk and public hearing.*  
<https://ridgefieldct.viewpointcloud.com/records/91087>

*Motion to receive and schedule Sitewalk on March 26 and Public Hearing April 18. (Maker: J. Katz; Second: C. Molyneaux) Unanimous Approval.*

- 4.7. **SP-23-10: Special Permit Application** (per RZR 9.2 per RZR 3.4.B.2 to install an inground pool in the front yard. *Owner: Justin & Sarah Rosen. Applicant: Samantha Brant. For Receipt and scheduling a sitewalk and Public Hearing*  
<https://ridgefieldct.viewpointcloud.com/records/91132>

*Motion to schedule Sitewalk March 26 and Public Hearing April 18 (Maker: J. Katz, Second: C. Molyneaux) Unanimous Approval.*

4.8. Approval of Minutes

4.8.1. Regular Meeting – February 21, 2023

4.8.2. Sitewalk Meeting – March 12, 2023

*Motion to approve with amendments as needed. (Maker: J. Katz; Second: J. Sorena) Unanimous Approval*

4.9. **Added to Agenda: Charter Review Commission**

A member of the public requested to the Charter Review Commission that the Affordable Housing Committee be appointed and overseen by PZC. Chair Hendrick will meet with

Charter Revision on Thursday, March 23, 2023 and David Goldenberg of the Affordable Housing Committee has also been invited to attend.

**5.0. Added to Agenda: Signage**

Town of Ridgefield signage regulation (digital) is outdated. Chair Hendrick passed out a draft of signage. This draft is just a starting point and Chair Hendricks suggests thinking about adding to Agenda in near future. Non-compliant signage should be addressed and action taken.

**5. Executive Session**

5.1. Personnel Annual Review

**6. Adjourn**

*Chair Hendrick adjourned meeting at 9:11 pm*

Submitted by Misty Dorsch,  
Recording Secretary

**FOOTNOTES:**

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes