



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

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

Tuesday April 18, 2023

Present:

**IN PERSON**

Robert Hendrick (Chair)  
Joseph Dowdell (Vice Chair)  
John Katz  
Elizabeth DiSalvo  
Susan Consentino  
Ben Nneji

**VIRTUAL**

Mariah Okrongly

Absent: Joseph Sorena, Christopher Molyneaux

Also Present: Alice Dew, Director of Planning and Zoning

**1. CALL TO ORDER**

*Chair Hendrick called meeting to order at 7:05 p.m. and quorum was established.*

**1.1. Continuation of agenda items from Special Meeting immediately prior, if/as required**

**1.1.1. (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>

Continued discussion from Special Meeting immediately prior.

Area vs. State median income was discussed.

E. DiSalvo made motion to move minimum number of units for affordable to 6. No second.

Discussion was had regarding sewer district.

Question was raised on percentage of land in the RAA and RAAA zones.

Motion to keep draft as is and advance to a final draft, including legal review, excluding RAA and RAAA, move minimum number of units to 5 or more dwelling units, and add the matrix/table. *(Maker E. DiSalvo; second by J. Dowdell) Approved 5-2-0; S. Consentino and M. Okrongly opposed.*

**1.1.2. (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>

Draft was presented on screen and commissioners all had copy. The draft is simple with two sentences. One stating the state minimum and second sentence giving commission, at its discretion, the authority to require more spaces up to 20% on a specific project.

Motion to accept draft and strike out “and considering factors such as location, expected demographics, etc.” in section 4 and schedule public hearing on May 16. *(Maker: E.*

*DiSalvo; Second: J. Dowdell) Unanimous approval.*

1.1.3. Discussion re: Digital Signage potential regulation change.

<https://ridgefieldct.viewpointcloud.com/records/91467>

Chair Hendrick read draft. *Item tabled and will be continued. No objection.*

1.2. Distribution of agenda & previous minutes.

1.3. Distribution/acknowledgement of correspondence

1.3.1. Letter from Lori Rutkowski 4/17/2023, re: SP-23-12

1.4. Approval of agenda

## 2. PUBLIC HEARINGS

2.1. **(Contd.) 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>

Peder Scott spoke and gave quick history of restaurant. At last meeting the letter from Attorney Lichtenauer was addressed. Item discussed was residue from smokers. Use of scrubbers will not be conducive to the restaurant. Submitted a plan for a chimney cap and increasing chimney height. Will be above roof by 3 feet. Wind direction was discussed. Chair Hendrick recapped the issues with the neighbors being trash and smoke. Applicant has already began addressing dumpster situation. The dumpsters are in the same place. Chris Sexton is willing to use the cap. Attorney Charles Lichtenauer and Abraham Puchall, owner of Windover Holdings LLC, appreciate the applicant taking their concerns into consideration. Mr. Puchall discussed smell of BBQ, bees, and smoke. Location of dumpsters were discussed. Natalie Clark, owner of salon and tenant of Mr. Puchall spoke. In the summer, the smell is intense.

*Public hearing closed.*

2.2. **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.*

<https://ridgefieldct.viewpointcloud.com/records/90906>

*No public comment. Public Hearing closed.*

2.3. **SP-23-10: 43 Briar Ridge Rd: 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.* <https://ridgefieldct.viewpointcloud.com/records/91132>

Samantha from NeJame and Sons spoke. Inground pool with patio. There are privacy plantings and all trees will remain.

*No public comment. Public Hearing closed.*

2.4. **SP-23-11: 8 Linden Road: Special Permit Application** (per RZR 9.2 per RZR 3.4.B.2 to install a 160 Sq ft. shed in the front yard. *Owner/Applicant: Melissa Brent.*

<https://ridgefieldct.viewpointcloud.com/records/86851>

Melissa Brent spoke. Most of her property is front yard. Back yard is not conducive due to septic and slope.

*Public Hearing closed.*

- 2.5. **AH-23-1: 0 Farmingville Road; F13-0003;** Affordable Housing Application per CGS §8-30g construct 6-unit multi-family building. <https://ridgefieldct.viewpointcloud.com/records/91087>

There is an existing approval on this property, the applicant would like to revise permit. Robert Jewell, representing the applicant, and Jane Didona, landscape architect, were present. Property is on corner of Ligi's Way and Farmingville Rd. In 2019 Planning and Zoning Commission approved a 16-unit building. Reduction of units reduced the required number of parking spots. Application was submitted to Inland Wetlands Board which was approved late last year. Units will include 30% affordable which is 2 units, one at 60% and one 80% for 40 years.

Jane Didona, from Didona Associates, the landscape architect, spoke. There will be more landscaping than what was originally approved. Reducing coverage of over 5000 square feet from original approval. Sharing facilities with Beechwood so no additional dumpster on this site. Native plantings were discussed.

Steve Sullivan, Engineer from CCA LLC, discussed storm water management. Erosion control will be double silt fence. During construction all vehicles will use existing access from 100 Danbury Rd. Jeff Mose, project architect, spoke. Heating and cooling were discussed. Building has 6 units, middle units will be affordable units, each unit will have its own entrance. Traffic report submitted. Building and floor height was discussed. Overall building height is approximately 34 feet.

*Public Hearing Closed*

### 3. OLD/CONTINUED BUSINESS

- 3.1. **IF PUBLIC HEARING IS CLOSED: 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>

*Motion to Approve with following conditions: move dumpster(s) as per plan unless agreed by staff, chimney cap be installed as per latest plan, and applicant commits to provide good maintenance around dumpster (Maker: J. Dowdell, second by E. DiSalvo) Unanimous Approval.*

- 3.2. **IF PUBLIC HEARING IS CLOSED: 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.* <https://ridgefieldct.viewpointcloud.com/records/90906>

*Motion to approve (Maker: J. Katz, Second by B. Nneji) Unanimous Approval*

- 3.3. **IF PUBLIC HEARING IS CLOSED: SP-23-10: 43 Briar Ridge Rd:** 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.* <https://ridgefieldct.viewpointcloud.com/records/91132>

*Motion to approve (Maker: J. Katz, second by B. Nneji) Unanimous Approval*

- 3.4. **IF PUBLIC HEARING IS CLOSED: SP-23-11: 8 Linden Road:** Special Permit Application (per RZR 9.2 per RZR 3.4.B.2 to install a 160 Sq ft. shed in the front yard. *Owner/Applicant: Melissa Brent.* <https://ridgefieldct.viewpointcloud.com/records/86851>

*Motion to approve (Maker: J. Katz, second by E. DiSalvo) Unanimous Approval*

- 3.5. **IF PUBLIC HEARING IS CLOSED: 0 Farmingville Road; F13-0003;** Affordable Housing Application per CGS §8-30g construct 6-unit multi-family building. <https://ridgefieldct.viewpointcloud.com/records/91087>

*Motion to approve with the condition that a bond is required for erosion control and possible plantings if IWB does not have a bond already with amount to be determined by staff. (Maker J. Katz; second by E. DiSalvo) Unanimous Approval*

- 3.6. **Charter Review Commission-Re:** Ridgefield Affordable Housing Committee

No update

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

BOS would like to invite state legislatures to come to Ridgefield to do an information session/ interaction. The date will be Saturday, April 29, 2023 in Ridgefield Library. They would like this to be joint BOS and P&Z. The idea is to let the legislatures in and let them tell us what they know as well as to let them hear from Ridgefield residents.

#### 4. NEW BUSINESS

- 4.1. **SP-23-12; 120 Prospect Street;** Revision to Special Permit (per RZR9.2A) to widen the road and remove the sidewalk. *Owner: Prospect Woods Condominium Assoc. Applicant: Nancy Tine* *For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.viewpointcloud.com/records/91481>

*Motion to receive application, schedule sitewalk on May 14 and discussion the following meeting. (Maker J. Katz; second by B. Nneji) Unanimous Approval*

- 4.2. Approval of Minutes

- 4.2.1. Meeting Minutes-April 04, 2023

*Motion to approve (Maker: B Nneji; second J. Katz) Approved 7-0-1; M. Okrongly abstained.*

#### 5. ADJOURN - Chair Hendrick adjourned meeting at 9:39 p.m.

Submitted by Misty Dorsch,  
Recording Secretary

#### FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes