



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
WEB BASED MEETING VIA ZOOM
APPROVED/REVISED MEETING MINUTES**

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

Tuesday, January 16, 2024

Members present: Robert Hendrick, Mariah Okrongly, Joseph Dowdell, Susan Consentino (7:08), Elizabeth DiSalvo, Ben Nneji, Joseph Sorena, Chris Molyneaux (7:08), Sebastiano D'Acunto

Absent:

Also Present: Alice Dew, Director of Planning and Zoning

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:01 PM via Zoom.

1.1. Distribution of agenda & previous minutes.

1.2. Distribution/acknowledgement of correspondence

[Correspondence](#)

Correspondence related to current application(s) are uploaded to the relevant application and can be found through the Town of Ridgefield Website.

1.3. Approval of agenda – Motion to add special permit, SP-24-2, to agenda (*Maker: M. Okrongly, second by B. Nneji*) *Unanimous Approval*

2. PUBLIC HEARINGS

2.1. **SP-23-30: 113 Stonecrest Rd.;** Special permit application (per RZR 9.2.A and 7.16.D.3.) for a ground mounted solar energy system greater than six feet in height. Owner: Robert & Antoinette Fornshell. Applicant: Louis Acampora <https://ridgefieldct.portal.opengov.com/records/94631>

Mr. and Mrs. Fornshell were present and spoke. Location of ground mounted system was shown. Richard Love, Synergy Smart Homes, presented. Ground mounted system is a little over 9 feet in height at the highest point and a little over 2 feet off the ground. The system is designed to have net installed for safety. There was a sitewalk this past Sunday. Commissioner Okrongly asked if neighbors were aware. Letter was sent out to neighbors and Mr. and Mrs. Fornshell have not heard from any neighbors. No trees will be cut near the solar panel.

Public hearing closed at 7:22 pm.

Motion to approve as submitted by staff (Maker: J. Sorena, second by B. Nneji) Unanimous Approval

- 2.2. **A-23-6:** Regulation Text Amendment (per PZR 9.2.B.) to amend child care services in PZR Sections 2.2, 3.2 and 3.3 as per CGS Section 19a-77 and PA 23-142. *Commission initiated.*
<https://ridgefieldct.portal.opengov.com/records/94399>

Alice Dew, Director of Planning and Zoning gave overview of the regulation. State statute has been updated. This amendment is to be in compliance with new state regulation. Under new state law, as long as group child care or family childcare home is below a certain number of children, no Special Permit is needed and it is “as of right.” Letter to the state representative to present Commission’s concerns was discussed. Alice Dew, Director of Planning and Zoning, will draft a letter to the state representative. Discussion of not updating regulation to comply with state regulation was discussed. No public comment was made.

Motion to close public hearing (Maker: S. D’Acunto, second by J. Sorena) *Motion withdrawn by S. D’Acunto*

Public Hearing continued to next regular meeting. Unanimous Approval

- 2.3. **SUB-23-2; 54 Ketcham Rd.:** 4 lot subdivision of land under Section 7.5 of Subdivision Regulations for a parcel containing ± 12.96 acres in R-AA zone. *Owner: Diane and Joe Fossi. Applicant: Steven Trinkaus.*
<https://ridgefieldct.portal.opengov.com/records/94293>

Chair Hendrick would like to combine SUB-23-2 and SP-23-28 for discussion purposes only. Each will be voted on separately. *Unanimous Approval*

Steven Trinkaus, CT licensed engineer and Robert Jewell, attorney, presented. Mr. Jewell gave an overview of the project. This is an application for a four-lot subdivision and approval of accessway to service three of the lots. Applicant is proposing four lots plus open space. Access will be through Ketcham Rd. for lots 1,2 and 3, and lot 4 (existing) will be served by existing driveway. Accessway does cross wetlands, IWB reviewed application and has approved the accessway. IWB reviewed the subdivision application as well and asked applicant to reconfigure lots which owner complied.

Accessway is subject to Special Permit. One change is being made on the application. Instead of conveying to Conservation Commission, the applicant has chosen to give the open space to a private association which will be made up of the lot owners. This open space is for conservation only and intended to be left in its natural state. M. Okrongly asked regarding trees. Steven Trinkaus, showed map. Number of trees that will be removed was discussed. Conservation easement was discussed.

Residents gave the following comments/concerns which included heavy machinery damaging road(s), Ketcham Road/Pinpack intersection, whether or not heavy machinery would be utilized at Calvary Court entrance, what percentage of development is wetlands, impervious coverage, runoff and standing water from stream to Pinpack Road, tree removal and soil impact, culvert and drainage concerns, possible involvement of landscape architect for siting of homes, possibility of open space having a change of use in future, wetlands and water/stream, fire department access, water perk testing and storm water management and marking of the open space that borders residential properties. Clarification of 25-foot accessway was discussed and this accessway will not be used. Applicant is willing to give up this easement if application is approved and no appeal is taken.

Watercourses were discussed. Water is coming offsite, not originating from the applicant’s property. Impervious coverage, water detention system and removal of trees were discussed. Calvary Court will not be used as an access for this development.

Alice Dew Will get fire department review.

Motion to continue public hearing to next regular meeting (Maker: J. Sorena, second be S. Consentino)
Unanimous Approval

- 2.4. **SP-23-28; 54 Ketcham Rd.;** Special permit Application (Per RZR 9.2.A and 3.2.C.5) for accessway for 4 new lots. *Owner: Diane and Joe Fossi. Applicant: Steven Trinkaus.*
<https://ridgefieldct.portal.opengov.com/records/94401>

Chair Hendrick would like to combine SUB-23-2 and SP-23-28 for discussion purposes only. Each will be voted on separately. *Unanimous Approval*

Motion to continue public hearing to next regular meeting (Maker: J. Sorena, second be S. Consentino)
Unanimous Approval

3. OLD/CONTINUED BUSINESS

- 3.1. **SP-23-31: 439 Silver Spring Rd;** Special permit Application (Per RZR 9.2.A and 7.5.D) for excavation filling and grading of the holes 1-5, 8,9, 12 - 18 at the Silver Spring Country Club. *Owner: Flat Rock Corp. Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/94952>

For discussion purposes, SP-23-31 and SP-24-1 will be combined. *Unanimous Approval*

This application is a revision to a special permit. Joseph Canas, of SLR Engineering presented. Overview of the golf course was shown on screen. Two holes on Silver Spring Country Club were previously approved by Planning and Zoning. Holes 6 and 7 were recently approved by the Inland Wetlands Board. IWB requested a no mow zone around wetlands. All holes except 10 and 11 are being discussed today. All work will be overseen by architect and golf course superintendent. No significant trees are being removed. Erosion control was discussed.

Greens and tee boxes are being refreshed. Work will be done in phases. Because there will be disturbance over 5 acres, they will be applying for a permit through DEEP.

Motion to approve with conditions on screen including special conditions made by staff (Maker: B. Nneji, second by J. Sorena) *Unanimous Approval*

- 3.2. **Branchville Planning Discussion:** As discussed in previous meetings (Aug-Oct 2023), the Commission wishes to set-aside time over several meetings to allow new members to become re-acquainted with the previous studies (~2017) related to a long-term master plan for the Branchville district. On December 19th, the Commission heard about TODs generally from Francis Pickering (Executive Director, WestCOG). Tonight, we will hear from Francisco Gomes (Comprehensive Planning Manager @ FHI), who led the process leading to the 2017 study for Branchville. Mr. Gomes will briefly review the key findings of the 2017 study, and suggest how the Commission may want to consider updating it to move forward in 2024.

Francisco Gomes from FHI presented. Branchville's TOD was completed in 2017. This study has been used to successfully leverage State and Federal funding for infrastructure enhancements as well as work being planned. Vision is for a true village center that is walkable and connected. The plan made zoning suggestions as the current zone does not support vision of a village center. The plan developed architectural design guidelines. Wastewater/sewer was discussed. There was discussion on how to move forward and update the plan. Multi-family housing was discussed. Next conversation will be with First Selectman, Rudy Marconi.

Link to 2017 Branchville TOD Plan: [branchvilletodplan-031417-compressed.pdf \(ridgefieldct.gov\)](https://ridgefieldct.gov/branchvilletodplan-031417-compressed.pdf)

4. NEW BUSINESS

- 4.1. **SP-24-1: 439 Silver Spring Rd;** Special permit Application (Per RZR 9.2.A and 7.5.D) for excavation filling and grading of the holes 6 and 7 at the Silver Spring Country Club. *Owner: Flat Rock Corp. Applicant: Robert Jewell.* *For receipt and possible discussion.*

<https://ridgefieldct.portal.opengov.com/records/95147>

For discussion purposes, SP-23-31 and SP-24-1 will be combined.

Motion to approve with conditions on screen including special conditions made by staff (Maker: B. Nneji, second by J. Sorena) Unanimous Approval

- 4.2. SP-24-2: 3 Big Shop Lane; Revision to special permit has been added to agenda. Revision to Special Permit is for a vestibule, sign and structure to left of vestibule.

Motion to receive and schedule Public Hearing on February 27 and sitewalk on February 11. (Maker: M. Okrongly, second by J. Sorena) Unanimous Approval

4.3. Approval of Minutes

4.3.1. Meeting Minutes – January 2, 2024 [2024.01.02.pzc_draft_meeting_minutes.pdf \(ridgefieldct.gov\)](https://ridgefieldct.gov/records/2024.01.02.pzc_draft_meeting_minutes.pdf)

4.3.2. Sitewalk Minutes – December 10, 2023 [2023.12.10.sitewalk_draft_minutes.pdf \(ridgefieldct.gov\)](https://ridgefieldct.gov/records/2023.12.10.sitewalk_draft_minutes.pdf)

Motion to approve meeting minutes from January 2 and Sitewalk from December 10. (Maker: S. D'Acunto, second by M. Okrongly) Unanimous Approval

5. ADJOURN

Meeting adjourned at 11:17 P.M.

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes