



**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION  
UNAPPROVED/UNREVISED MINUTES  
RECORDING OF VOTES**

**NOTE: The minutes below are being recorded to show the VOTES of the Planning and Zoning Commission actions only. More detailed minutes will be filed within 7 days of the meeting as required by Connecticut General Statutes.**

Tuesday September 5, 2023    Present:    **IN PERSON**  
Robert Hendrick  
Joseph Dowdell  
Susan Consentino  
John Katz (left 9:56 pm)  
Mariah Okrongly  
Elizabeth DiSalvo (7:03)  
Chris Molyneaux (7:05)

**VIRTUAL**  
Ben Nneji  
Joseph Sorena (left 11:10)

Also Present: Alice Dew, Director of Planning and Zoning

**1. CALL TO ORDER**

*Chair Hendrick called meeting to order at 7:00 p.m. and quorum was established.*

- 1.1. Distribution of agenda & previous minutes.
- 1.2. Distribution/acknowledgement of 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

**2. PUBLIC HEARINGS**

- 2.1. **SP-23-16: 92 Grove Street;** Special Permit (per RZR 9.2.A and 7.3.E.3) for a second sign on the building. *Owner: 92 Grove Street Realty LLC. Applicant: Keith Gerety.*  
<https://ridgefieldct.viewpointcloud.com/records/92453>

*Motion to approve as presented without back lighting. (Maker: J. Katz, second by E. DiSalvo)  
Unanimous Approval*

- 2.2. **SUB-23-1: 116 Nod Road;** 3 lot Re-subdivision of land under Section 7.5 of Subdivision Regulations for a parcel containing  $\pm$  7.192 acres in R-AA zone. *Owner: Sturges Properties LLC. Applicant: Robert Jewell.*  
<https://ridgefieldct.viewpointcloud.com/records/92478>

*Motion to close Public Hearing and approve with conditions as stated tonight. (Maker: J. Sorena, second by B. Nneji) 2-7-0. Motion did not pass.*

*Motion to continue Public Hearing to next meeting (Maker: S. Consentino, second by C. Molyneaux) 7-2-0. Motion carries*

- 2.3. **SP-23-17: 116 Nod Road;** Special permit Application (Per RZR 9.2.A and 3.2.C.5) for accessway for 3 new lots. *Owner: Sturges Properties LLC. Applicant: Robert Jewell.*  
<https://ridgefieldct.viewpointcloud.com/records/92498>

Motion to close Public Hearing and approve with conditions as stated tonight. (*Maker: J. Sorena, second by B. Nneji*) 2-7-0. *Motion did not pass.*

Motion to continue Public Hearing to next meeting (*Maker: S. Consentino, second by C. Molyneaux*) 7-2-0. *Motion carries*

- 2.4. **A-23-4:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 7.16-Renewable Energy systems. *Commission initiated.*  
<https://ridgefieldct.viewpointcloud.com/records/92418>

Motion to approve wording as is except item#3 (*Maker: M. Okrongly, second by J. Dowdell*)  
*Unanimous Approval.*

### 3. OLD/CONTINUED BUSINESS

- 3.1. **(Cont.) SP-23-13; 750 North Salem Road:** Revision to Special Permit (per RZR 9.2.A) for installation of solar carport in the parking lot of Ridgefield high school to serve 4 meters (2 at High school and 2 at Scotts Ridge). *Owner: Town of Ridgefield. Applicant: Patrick Lewis*  
<https://ridgefieldct.viewpointcloud.com/records/91929>

Motion to approve (*Maker: J. Katz, second by J. Sorena*) 7-1-0 with *S. Consentino opposed.*  
*Motion carries.*

- 3.2. **RZ-23-1; 0 Ethan Allen Highway (G10-0057; 27.013 ac.)** Zone change application per Section 9.2.C of the Ridgefield Zoning Regulations for changing the zone from B-2 to Multi Family Development District (MFDD): Tax Assessor's Lots G10-0057. *Owner/Applicant: Ridgefield Professional Office Complex LLC. 65 days to render a decision is October 05, 2023. (42 days used; 23 extension days remain)-*<https://ridgefieldct.viewpointcloud.com/records/91000>

*Continued to next regular meeting.*

- 3.3. **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. 65 days to render a decision is October 05, 2023 (42 days used; 23 extension days remain).*  
<https://ridgefieldct.viewpointcloud.com/records/90988>

*Continued to next regular meeting.*

- 3.4. **SP-23-8; 901 Ethan Allen Highway,** Revision to Special Permit (per RZR 9.2.A) for updating the north parking entrance involving emergency vehicles, parking requirements, fire safety and drainage. *Owners/Applicant: Ridgefield Professional Office Complex LLC. 65 days to render a decision is October 05, 2023 (42 days used; 23 extension days remain)*  
<https://ridgefieldct.viewpointcloud.com/records/91015>

*Continued to next regular meeting.*

#### 4. NEW BUSINESS

- 4.1. **SP-23-19: 80 Harvey Road;** Special permit application (RZR 9.2 A and 3.2.C.12) for a Bed and Breakfast application at the property. Applicant/ Owner: Elizabeth Moots. For receipt and scheduling a sitewalk and Public Hearing.  
<https://ridgefieldct.viewpointcloud.com/records/92943>

Motion to receive and schedule sitewalk on September 10<sup>th</sup> and Public Hearing on October 3<sup>rd</sup>.  
(Maker: M. Okrongly, second by J. Dowdell) Unanimous Approval

- 4.2. **SP-23-20: 3 Big Shop Lane;** Revision to Special Permit (per RZR 9.2.A and 5.2.D.1) for addition of a 900 square feet of new floor area at “Terra Sole” located in CBD. Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC. For receipt and scheduling a sitewalk and discussion.  
<https://ridgefieldct.portal.opengov.com/records/92996>

Motion to receive and schedule sitewalk on September 10 and discussion on September 19.  
(Maker: M. Okrongly, second by J. Dowdell) Unanimous Approval

- 4.3. **VDC-23-7: 3 Big Shop Lane;** Village District Application (per RZR 8.3 and 5.1.B and 7.2.H.2) for exterior façade changes and sign “Terra Sole” installed at the property. Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC. For receipt and scheduling a sitewalk and discussion.  
<https://ridgefieldct.portal.opengov.com/records/92992>

Motion to receive and schedule sitewalk on September 10 and discussion on September 19.  
(Maker: M. Okrongly, second by J. Dowdell) Unanimous Approval

- 4.4. **REF-23-2: 7 Dlhhy Ct. 8 -24** Referral Application for lease of property to Homeland Towers for cell tower facility, for area coverage and safety purposes at Parcel ID C04-001. For receipt and acknowledgement.  
<https://ridgefieldct.portal.opengov.com/records/93247>

Motion to receive and schedule discussion for September 19. (Maker: M. Okrongly, second by C. Molyneaux) Unanimous Approval.

- 4.5. **MISC-23-7:** Pre submission concept for expansion of Main Street Design District. Applicant: Robert R. Jewell. To acknowledge and schedule a discussion.  
<https://ridgefieldct.portal.opengov.com/records/93248>

Discussion scheduled for September 19.

- 4.6. **SP-23-21: 10 East Ridge Road;** Revision to Special Permit (per RZR 9.2.A) to install six temporary lights at East Ridge Middle School field. Owner: Town of Ridgefield. Applicant: Mike McCormick. For receipt and possible discussion.  
<https://ridgefieldct.portal.opengov.com/records/93279>

Motion to approve with added conditions by staff. (Maker: J. Sorena, second by E. DiSalvo) Unanimous Approval

- 4.7. **SP-23-22: 703 Danbury Road;** Revision to Special Permit (per RZR 9.2.A and 5.3.D.5) for a metal fabrication business in B-2 Zone. *Owner: 703 Danbury Road Players LLC. Applicant: James Dearth. For receipt and possible discussion.*  
<https://ridgefieldct.portal.opengov.com/records/93322>

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

- 4.8. **SP-23-23: 30 Rustic Road;** Special permit application (RZR 9.2 A and 3.3.C.1) for a major home occupation of a Doggie daycare. *Owner/Applicant: Cory Cullen. For receipt and scheduling a sitewalk and Public Hearing.*  
<https://ridgefieldct.portal.opengov.com/records/93244>

Motion to receive, schedule Sitewalk on September 10 and Public Hearing on October 3.  
(*Maker: M. Okrongly, second by E. DiSalvo*) *Unanimous Approval*

#### 4.9. **Approval of Minutes**

**4.9.1.** Meeting Minutes – August 01, 2023

**4.9.2.** Sitewalk Minutes –July 23, 2023

Motion to approve with amendments if needed (*Maker: E. DiSalvo, second by J. Dowdell*) *Unanimous Approval.*

### 5. **ADJOURN**

Chair Hendrick adjourned meeting at 11:13 pm.

Submitted by Misty Dorsch,  
Recording Secretary

#### FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes