

**ZONING BOARD OF APPEALS OF RIDGEFIELD**  
**MINUTES OF MEETING**

**MARCH 7, 2022**

**NOTE:** These minutes are intended as a rough outline of the web-based Zoom proceedings of the Board of Appeals on Zoning of Ridgefield held on March 7, 2022. Copies of recordings of the meeting may be obtained from the Administrator.

The Chairman called the web-based special meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Carson Fincham (Chair), Sky Cole, Mark Seavy, Terry Bearden-Rettger, and Joseph Pastore.

**ROTATION OF ALTERNATES**

The rotation for the meeting was first, Mr. Lockwood; second, Mr. Stenko; third Mr. Byrnes. No alternate was needed, the rotation for the next meeting will be: first, Mr. Lockwood; second, Mr. Stenko; third Mr. Brynes.

**NEW APPLICATIONS**

**Application 22-003**

**The Ridgefield Theatre Barn**  
**37 Halpin Lane**

Pamme Jones and Wayne Leiss of the Ridgefield Theatre Barn and Eric Flanders of Doyle Coffin Architecture appeared for the application. Ms. Jones stated to the Board that the Theatre Barn was proposing a slight change from the variance granted last year, #21-009. The new proposed plans showed a gable on the roof of the front entryway to make it look more like barn entrance. No other changes to the plans approved from #21-009. Setbacks and lot coverage amounts were staying the same. Hardships were listed as those listed in the previous variance.

No one appeared to speak for or against the application and the hearing was concluded. A decision can be found at the end of these minutes.

**Application 22-004**

**Boys and Girls Club of Ridgefield, Inc.**  
**41 Governor Street**

Attorney Robert Jewell represented the applicants. Architect Jeff Mose was also present. Mr. Jewell explained to the Board that the current application was asking for revisions to the variance granted in 2018, #18-015. The current proposal was downsized from what was approved previously. In the 2018 variance 12,704 of square footage was approved. The current proposal asked for 11,282. Additional lot coverage of 11,285 was approved in 2018. 7,645 was proposed in this application. Jewell also stated the addition was further away from the retaining wall against East Ridge and no additional walls were needed. Mr. Mose presented to the Board detailed plans and compared what the design approved previously compared to the current plans. Primarily the plans now proposed a 2-story addition compared to the earlier 1-story addition. This resulted in less coverage being needed. Hardships were discussed as the same listed in #18-015. Ms. Bearden-Rettger asked if the same condition from #18-015 limiting outdoor activities after 8pm, should be included. Mr. Jewell stated they would agree but these details would be included in the special permit application that was still required.

Kevin Kingman of 109 East Ridge and Gina Carey of 107 East Ridge appeared in favor of the application. Both stated they approved the plans and the Boys and Girls Club were good neighbors.

No one else appeared to speak for or against the application and the hearing was concluded. A decision can be found at the end of these minutes.

**Application 22-005**  
**258 North Street LLC**  
**258 North Street**

Wendy Banks Pola appeared for the hearing along with her contractor Joe Fossi. Ms. Pola explained to the Board that she wanted to add a 24 x 24 detached garage on a ¾ inch stone pad on the property 14 ft. from the property line. The lot was in the RAA zone with a 35 ft. setback. Ms. Banks said the locations for the garage placement are limited due to the unusual lot line of the property. The garage will also provide screening for the horses at the neighboring equestrian facility. Ms. Pola stated 258, 260 and 262 North Street are owned by the same owner, Margaret Falco-Price. Ms. Pola has a lifeterm lease on 258 North Street. A letter in support of the application was previously submitted by Ms. Falco-Price. Mr. Cole asked why the garage could not be placed outside the setback, as there was room on the lot to do so. Ms. Pola stated that location would not be as pleasant. Mr. Fossi stated that the Board should look at the surrounding lots as one piece of property since they all have the same owner. Also, by placing the garage there, they were minimizing the impervious surfaces and protecting the lot from the riding ring. Mr. Pastore asked for details about the lifeterm lease and asked if the lot would be merged with the surrounding lots at the end of the lifetime estate. If that was going to occur, the lot lines would cease to exist at the end of the lease. Ms. Pola believed that lots would merge at the end of the lifetime lease. It was agreed that the applicant would produce those documents for the ZBA attorney to review. A continuance was granted until the March 21 meeting.

**DECISIONS**

**Application 22-003**  
**The Ridgefield Theatre Barn**  
**37 Halpin Lane**

VOTED: To Grant, variances of Sections 4.3.E.3., maximum coverage for special permit uses and 4.3.E.4.C., minimum yard setbacks, to allow expansion of building closer to the front yard setback closer than permitted and increase the lot coverage on a parcel beyond the permitted lot coverage; for property in the ARHD-1 zone located at 37 Halpin Lane.

VOTE: To Grant: 5 To Deny: 0

In favor  
Bearden-Rettger, Cole,  
Fincham, Pastore, Seavy

Opposed

**CONDITION:**

This action is subject to the following condition that is an integral and essential part of the decision. Without this condition, the variance would not have been granted:

1. The addition shall be located exactly as shown on plans and drawings presented to the Board during the hearing and made part of this decision, and the plans submitted for the building application shall be the same as those submitted and approved with the variance application.

The Board voted this action for the following reasons:

1. The hardships found in variance number #21-009 continue to exist in this current application.
2. This approved change of adding a gable on the entryway is purely aesthetic and does not increase the footprint or coverage totals granted in the previous variance.

3. The proposal is in harmony with the general scheme of development in the area and the Town’s Plan of Conservation and Development and will have no negative impact on surrounding properties.

**Application 22-004**  
**Boys and Girls Club of Ridgefield, Inc.**  
**41 Governor Street**

VOTED: To Grant, variances of Sections 3.5.F., lot coverage and 3.5.G., floor area ratio, to allow construction of an addition that will exceed the permitted lot coverage and floor area ratio; for property in the RA zone located at 41 Governor Street.

VOTE: To Grant: 5 To Deny: 0

|                                                   |                |
|---------------------------------------------------|----------------|
| <u>In favor</u>                                   | <u>Opposed</u> |
| Bearden-Rettger, Cole,<br>Fincham, Pastore, Seavy |                |

CONDITION:

This action is subject to the following conditions that are an integral and essential part of the decision. Without these conditions, the variances would not have been granted:

1. The addition shall be located exactly as shown on plans and drawings presented to the Board during the hearing and made part of this decision, and the plans submitted for the building application shall be the same as those submitted and approved with the variance application.
2. The proposed outdoor program space will not be used after 8pm.

The Board voted this action for the following reasons:

1. The hardships found in variance number #18-015 continue to exist in this current application. It is noted that this proposal reduces the total floor area ratio and lot coverage amounts that were granted in variance #18-015.
2. The proposal is in harmony with the general scheme of development in the area and will have no negative impact on surrounding properties or on the Town’s Plan of Conservation and Development.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 8:10 pm.

Respectfully submitted,

*Kelly Ryan*  
Administrator