



**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 April 4, 2023 Present:

IN PERSON

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

VIRTUAL

Susan Consentino
Ben Nneji (attended virtually but not able to comment until 8:36 due to technical difficulties)

Absent: Mariah Okrongly, Joseph Sorena

Also Present: Alice Dew, Director of Planning and Zoning

1. CALL TO ORDER

1.1. Distribution of agenda & previous minutes.

Chair Hendrick called meeting to order at 7:01 p.m. and quorum was established.

1.2. Distribution/acknowledgement of correspondence

1.2.1. Correspondence from C. Lichtenauer, Esq. and W. Mazzucco, Esq. 3/30/2023

1.3. Approval of agenda

Chair Hendrick stated the agenda tonight does not include three items. The items are Inclusionary Zoning, EV Charging Stations and Town of Ridgefield signage. Chair Hendrick would like to add discussion at the end of New Business in order to schedule a Special Meeting to discuss these three items.

No objection

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>

Chris Sexton, applicant from Hoo Doo Brown spoke. Due to COVID and changes in outdoor use, some meat smokers were being utilized in the front of the restaurant. They were requested to move them to the back recently by Ridgefield Planning and Zoning because the meat smokers were in the parking area of restaurant. When the restaurant opened, it had one 500-gallon smoker. Since then, more smokers have been added including a 1000-gallon smoker in front, in the past 7 years. Smokers are wood fired and are clean smoke. The smokers run daily 6 days a week, excluding late Sunday into Monday. A map showing the back of the building with smokers was shown. Locations of neighbors was discussed. Planting was discussed to block some industrial parts of restaurant.

Charles Lichenauer, Esq. representing Windover Holdings LLC, spoke. He referenced the letter which was submitted on March 30, 2023. The letter outlined the two primary concerns which are smoke/residue and waste disposal issues. Clients are requesting for the PZC to impose a condition for use of a smoke scrubber or similar filtration for smoke particles and a waste disposal condition. Abraham Puchall, member of Windover Holdings, spoke about location of the dumpster.

Peder Scott, Engineer for Hoo Doo Brown spoke. Smokers were allowed in the front of the restaurant during COVID with outdoor dining. The smokers were previously in the back of the building. Enhancements and lighting in rear of building was discussed. Parking spaces are being added. Roof and screening will help dissipate smoke. Smoke filtration was discussed.

Growth of restaurant since Special Permit was originally given was discussed. Chris Sexton spoke on how adding filtration system would be detrimental to the restaurant. Willing to work with neighbors but would have to look into moving to a different location if filtration system is a condition.

Continued to April 18, 2023.

3. OLD/CONTINUED BUSINESS

- 3.1. **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 18, 2023.

- 3.2. **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. *Owner: 15-17 Catoonah Street LLC. Applicant: Kyle Neumann.* <https://ridgefieldct.viewpointcloud.com/records/90947>

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

- 3.3. **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.* <https://ridgefieldct.viewpointcloud.com/records/90724>

Norman Kotoch spoke. Asking to add approximately 2900 square feet of additional storage space. Units that are being put up look like the ones that are currently there. Eliminating units on the South end that were originally proposed. Reduction of parking vehicles was discussed.

Motion to approve with standard conditions (Maker: J. Katz; Second by E. DiSalvo) Unanimous Approval

- 3.4. **(Contd.) VDC-22-12: 451 Main Street;** Village District Application (per RZR 8.3 and RZR 5.1.B. of the Town of Ridgefield Zoning Regulations for installing a freestanding sign “CVS” in the CBD zone. *Owner: Ridgefield Equities LLC. Applicant: Ashlea Andrews.*
<https://ridgefieldct.viewpointcloud.com/records/90060>

Motion to approve with standard conditions (Maker: J. Katz; Second by E. DiSalvo) Unanimous Approval

- 3.5. **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.
<https://ridgefieldct.viewpointcloud.com/records/91014>

Jeffrey Vreeland spoke. There will be no building changes.

Motion to approve with standard conditions (Maker: J. Katz; Second by C. Molyneaux) Unanimous Approval.

3.6. Charter Review Commission

Chair Hendrick updated The Planning and Zoning Commission on the proposal of the Charter Review Commission. There were 4 members of the public that requested to the Charter Review Commission that the Affordable Housing Committee either be disbanded or be under the supervision of the PZC. They are considering making the Affordable Housing Committee permanent, it is not permanent currently. The other option is to make it Advisory to PZC. Discussion was had that PZC would not be supervising Affordable Housing Committee. Chair Hendrick will consult with Tom Beecher regarding this topic and continue discussion.

4. NEW BUSINESS

- 4.1. **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. For receipt and scheduling a public hearing.* <https://ridgefieldct.viewpointcloud.com/records/86851>

Motion to receive and schedule Public Hearing on April 18, 2023 (Maker: C. Molyneaux; Second: B. Nneji) Unanimous Approval

- 4.2. **VDC-23-2: 470 Main Street;** Village District Application (per RZR 8.3 and RZR 5.1.B. of the Town of Ridgefield Zoning Regulations for installing a building sign “Brasserie Saint-Germain” at restaurant. *Owner: Urstdat Biddle Properties Inc. Applicant: John Massari. For receipt and scheduling a discussion.* <https://ridgefieldct.viewpointcloud.com/records/91235>

Application has already been approved by VDC. Pictures of the sign were shown,
Motion to approve as submitted. (Maker J. Katz, Second by J. Dowdell) Unanimous Approval

- 4.3. Discussion was had on adding a Special Meeting to focus on Inclusionary Zoning, EV Charging Stations and Town of Ridgefield signage.

A Special Meeting will be scheduled for Tuesday, April 18 at 6:30 p.m.

4.4. Approval of Minutes

4.4.1. Meeting Minutes-March 21, 2023

4.4.2. Sitewalk Minutes-March 26, 2023

Motion to approve. (Maker: J. Katz; Second by C. Molyneaux) Unanimous Approval

5. ADJOURN

Chair Hendrick adjourned meeting at 8:54 p.m.

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes