



Tuesday September 5, 2023	Present:	<u>IN PERSON</u>	<u>VIRTUAL</u>
		Robert Hendrick	Ben Nneji
		Joseph Dowdell	Joseph Sorena (left 11:10)
		Susan Consentino	
		John Katz (left 9:56 pm)	
		Mariah Okrongly	
		Elizabeth DiSalvo (7:03)	
		Chris Molyneaux (7:05)	

- Soil erosion

- Current survey and location of pin not visible
- Rock wall
- Whether Conservation Commission is going to look at or comment on application
- Privacy and screening

Applicant is willing to voluntarily not clear trees within 10-foot buffer of property line of entire perimeter except access way.

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>

A member of the public spoke and requested Commission to consider square footage of solar system.

Public Hearing closed.

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>

Jake Muller spoke regarding questions that the commission had on snow/safety. Additional information including snow guard information has been uploaded. Snow removal was discussed.

Examples of snow guards were shown.

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>

The following public hearing combines all 0 Ethan Allen applications #RZ-23-, SP-23-7 & SP-23-8:

The Inland Wetlands Board received an application for the same project and has denied the application. Planning and Zoning will make its own decision.

The commission discussed the project. Some of the topics discussed were:

- Affordable housing
- Sustainability
- Trees
- Parking

- Density
- Geothermal/Heat Pump vs. natural gas
- Traffic/accessways
- Erosion Control
- Walking trails/natural setting

Alice and Chair Hendrick will work with Attorney Tom Beecher to discuss conditions.

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>

Public hearing combines all 0 Ethan Allen applications #RZ-23-, SP-23-7 & SP-23-8:

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>

Public hearing combines all 0 Ethan Allen applications #RZ-23-, SP-23-7 & SP-23-8.

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 10th and Public Hearing on October 3rd.
(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 Dlh 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>

Mike McCormick presented. Sunset is now approximately 7:15 (and will continue to get earlier) and practice is until 8.

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>

James Dearth presented. There will be no use of floor drains, no use of sewer other than lavatory. Location will have light industrial use. The applicant needs approval or will not be signing lease. No materials will be stored on exterior of building.

Motion to approve with conditions proposed by staff (*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