



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
APPROVED/REVISED MEETING MINUTES**

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

Wednesday November 8, 2023 Present:

IN PERSON

Robert Hendrick
Mariah Okrongly
Ben Nneji
John Katz
Joseph Sorena

VIRTUAL

Joseph Dowdell
Susan Consentino (7:02)

Absent: Chris Molyneaux and Elizabeth DiSalvo

Also Present: Alice Dew, Director of Planning and Zoning

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:01 PM

- 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

2. OLD/CONTINUED BUSINESS

- 2.1. **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.* <https://ridgefieldct.portal.opengov.com/records/92996>

This application and the following application (VDC-23-7) were received and acknowledged on September 5. Decision must be made tonight unless extension is granted.

Ray Walker, H&R Design, and Scott, employee of Terra Sole, presented. There was a tent put up during Covid. Vestibule and small pergola were added outside in front of building as well.

Original indoor square footage and seating capacity prior to Covid was discussed. Drawing was shown. Original seating capacity was approximately 65.

Parking spaces/handicap parking was discussed. A siteplan of parking was passed out and shown on screen.

More recently, wood walls were put up surrounding the tent.

Applicant is requesting for Commission to review the tent structure as an outdoor eating area.

Discussion was had on whether or not the tent qualifies as a structure by definition. Definition of structure was shown on screen. Consensus of staff and Commission is that the tent, as it stands today, qualifies as a structure.

Seating capacity as it pertains to the outdoor eating area was discussed and increasing seating capacity is not allowed. Discussion was had that the applicant should remove what was put up, and apply for

Special Permit for a structure. Alternative is to take all unpermitted structures down and apply for an outdoor eating area, but what stands today is not considered outdoor eating area.

Motion to deny without prejudice (Maker: J. Sorena, second by B. Nneji) Unanimous Approval

- 2.2. **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.* <https://ridgefieldct.portal.opengov.com/records/92992>

Motion to deny without prejudice (Maker: J. Sorena, second by B. Nneji) Unanimous Approval

3. NEW BUSINESS

- 3.1. **VDC-23-9: 381 Main St;** Village District Application (per RZR 8.3 and 5.1.B) for building sign “JT Aesthetics” in CBD. *Applicant: Gary Boros. Owner: 381-383 Main Street LLC.* *For receipt and discussion.* <https://ridgefieldct.portal.opengov.com/records/94021>

Applicant presented. Lighting was discussed. Current application is for sign without lighting. Applicant will continue this application without lighting.

Motion to approve as submitted and recommended by AAC (Maker: J. Katz, second by B. Nneji) Unanimous Approval

- 3.2. **VDC-23-10; 15-17 Catoonah Street;** Village District Application (per RZR 8.3 and 5.1.B) for building sign and one freestanding sign “Treated Groom Spa” in CBD. *Applicant: Kyle Nuemann. Owner: 15-17 Catoonah Street LLC.* *For receipt and scheduling a discussion.* <https://ridgefieldct.portal.opengov.com/records/94023>

Motion to receive and schedule discussion for November 21 (Maker: M. Okrongly, second by B. Nneji) Unanimous Approval

- 3.3. **SP-23-26; 439 Silver Spring Road;** Revision to Special Permit (per RZR 9.2.A and 7.5.D) for excavation and filling for the renovations at golf course at holes 10 and 11. *Applicant: Robert R. Jewell. Owner: Flat Rock Corp.* *For receipt and scheduling a discussion.* <https://ridgefieldct.portal.opengov.com/records/94127>

Robert Jewell gave an overview of the project at Silver Spring Country Club. Joe Canas of SLR Engineering presented. There will be a renovation of the 10th and 11th hole on the golf course. Drawings were presented. Overall earth being moved is 3600 cubic yard per hole. Soil will be moved elsewhere on golf course. Erosion control was discussed. Tree preservation was discussed.

Motion to approve with conditions (Maker: J. Katz, second by B. Nneji) Unanimous Approval

3.4. Approval of Minutes

3.4.1. Meeting Minutes – October 17, 2023

Motion to approve with amendments if needed (Maker: J. Katz, second by B. Nneji) Unanimous Approval

4. ADJOURN

Chair Hendrick adjourned meeting at 8:14 PM