



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.

Tuesday, November 21, 2023 Present:

IN PERSON

Robert Hendrick
Joseph Dowdell
Susan Consentino
Ben Nneji
Joseph Sorena
Elizabeth DiSalvo
Sebastiano D'Acunto

VIRTUAL

Mariah Okrongly

Also Present: Alice Dew, Director of Planning and Zoning

Absent: Chris Molyneaux

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:02 PM

1.1. Distribution of agenda & previous minutes.

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.

1.2. Approval of agenda

Motion to add to Agenda the election of Chair and Vice Chair. (Maker: C. Molyneaux, second by B. Nneji)

Unanimous Approval

Election of Officers:

Motion to nominate R. Hendrick as Chair and J. Dowdell as Vice Chair (Maker: S Consentino, second by E. DiSalvo) Unanimous Approval

2. PUBLIC HEARING

2.1. **A-23-5:** Regulation Text Amendment (per PZR 9.2.B) to add Section 9.1.D and to amend Section 9.2.D.1 per CGS 14-54 and PA 23-40. *Commission initiated.* <https://ridgefieldct.portal.opengov.com/records/93892>

Discussion was had regarding Text Amendment as to when staff can sign off and when application has to be presented to the Planning and Zoning Commission. No public comment was made.

Motion to approve Amendment as drafted by staff (Maker: B Nneji second by E. DiSalvo) Unanimous Approval

3. OLD/CONTINUED BUSINESS

3.1. **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* <https://ridgefieldct.portal.opengov.com/records/94023>

Applicant is requesting one building sign and one free standing sign. Lighting of the building sign was discussed. Location of free-standing sign and possible obstruction it could cause was discussed.

Motion to approve application of building sign, without lighting, with condition that free standing sign is not approved. (Maker: J. Sorena, second by S. Consentino) Unanimous Approval

4. NEW BUSINESS

4.1. **SUB-23-2; 54 Ketcham Rd.:** 4 lot subdivision of land under Section 7.5 of Subdivision Regulations for a parcel containing ± 12.96 acres in R-AA zone. *Owner: Diane and Joe Fossi. Applicant: Steven Trinkaus. For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.portal.opengov.com/records/94293>

Motion to receive SUB-23-2 and SP-23-28, schedule sitewalk for December 10th and Public Hearing on the second meeting in January. (Maker: J. Sorena, second by B. Nneji) Unanimous Approval

4.2. **SP-23-28; 54 Ketcham Rd.:** Special permit Application (Per RZR 9.2.A and 3.2.C.5) for accessway for 4 new lots. *Owner: Diane and Joe Fossi. Applicant: Steven Trinkaus. For receipt and scheduling a sitewalk and Public Hearing.* <https://ridgefieldct.portal.opengov.com/records/94401>

Motion to receive SUB-23-2 and SP-23-28, schedule sitewalk for December 10th and Public Hearing on the second meeting in January. (Maker: J. Sorena, second by B. Nneji) Unanimous Approval

- 4.3. **REF-23-4; 8-24** Referral Application for a gravel parking lot at the corner of West Mountain Rd.(C13-0071) and Old West Mountain Road. For receipt and acknowledgement.
<https://ridgefieldct.portal.opengov.com/records/94456>

This was privately owned land that The Town of Ridgefield recently acquired. Matt Sharp from Conservation Commission presented. Currently, there is no parking. The objective is to have a gravel parking area with 4-5 spaces in order to utilize the 17-acre site for recreation. Accessway was presented to be on West Mountain Road. Size of the opening of parking lot was discussed. There was discussion on possibly moving accessway to Old West Mountain Road instead of West Mountain Road and whether the application should be filed as a Referral or Special Permit. Discussion tabled until next regular meeting.

Motion to get referrals from Inland Wetlands Board, Conservation Commission and Local Traffic Authority. (Maker: M Okrongly, second by E. DiSalvo) Unanimous Approval

- 4.4. **SP-23-27; 635 Danbury Road:** Revision to Special permit (per RZR 9.2.A and 5.2.D.17) for opening a training center for Medical spa in B-2. *Owner: Scott Callahan. Applicant: Katie Callahan. For receipt and discussion.*
<https://ridgefieldct.portal.opengov.com/records/94317>

Katie Callahan presented regarding the application. The second-floor office space will be a training facility much like a class room setting. This is a change of use for the second floor. Parking was discussed. Medical spa will be closed on weekends which is when training will be conducted. 5-10 people will be training at a time.
Motion to approve application as submitted (Maker: B. Nneji, second by E. DiSalvo) Unanimous Approval

4.5. **Approval of Minutes**

4.5.1. Meeting Minutes – November 8, 2023

Motion to approve minutes (Maker: J. Sorena, second by B. Nneji) Approved 7-0-1 with S. D'Acunto abstaining.

Chair Hendrick adjourned meeting at 8:31 pm.

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes