



**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, December 5, 2023 Present:

**IN PERSON**

**VIRTUAL**

Robert Hendrick  
Joseph Dowdell  
Susan Consentino (7:13)  
Ben Nneji  
Joseph Sorena  
Elizabeth DiSalvo  
Sebastiano D'Acunto  
Chris Molyneaux  
Mariah Okrongly

Also Present: Alice Dew, Director of Planning and Zoning

**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. Distribution of agenda & previous minutes.

1.3. Approval of agenda

Item 3.1 removed due to Francis Pickering not being available tonight. This will be on the December 19<sup>th</sup> agenda. No objection.

1.4. **Approval of 2024 Calendar.** [Calendar \(ridgefieldct.gov\)](https://ridgefieldct.gov)

Motion to approve calendar as drafted with the change of Sitewalk Calendar from May 12th to May 19th and PZC Meeting Calendar from February 20th to February 27th. *(Maker: B. Nneji second by C. Molyneaux) Unanimous Approval*

**2. OLD/CONTINUED BUSINESS**

2.1. **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.

<https://ridgefieldct.portal.opengov.com/records/94456>

Erik Keller and James Coyle from Conservation Commission presented. There are two purposes for a parking area. One purpose is access to site for maintenance equipment and the second reason is for people not to have to park along side of a state road. Parking area is approximately 40 X 60 which will accommodate 4-5 cars. Area of the potential parking area has no large trees and is relatively flat. There would be approximately a 14-foot cut in the current wall and will curve out to an approximate 20-foot asphalt apron in order to have access to parking area.

The possibility of moving parking area was discussed.

The current proposed parking area was picked due to minimal damage to the land and good egress in both directions.

*Motion to make positive referral (Maker: M. Okrongly, second by J. Dowdell) Unanimous Approval*

**3. NEW BUSINESS**

- 3.1. **Branchville Planning Discussion:** As discussed in previous meetings (Aug-Oct 2023), the Commission wishes to set-aside time over several meetings to allow new members to become re-acquainted with the previous studies (~2017) related to a long-term master plan for the Branchville district.
- 3.1.1. Discussion with Francis Pickering (Executive Director, WestCOG)

*Item postponed to December 19th meeting.*

- 3.2. **VDC-23-11: 15-17 Catoonah Street:** Village District Application (per RZR 8.3 and 5.1.B) for lighting on building sign and freestanding sign in CBD – “Treated Groom Spa”. *Applicant: Kyle Nuemann; Owner: 15-17 Catoonah St. For receipt, discussion and possible action.* <https://ridgefieldct.portal.opengov.com/records/94575>

Kyle Neumann presented. There is a pre-existing post for the proposed free-standing sign. Applicant is requesting to hang sign on the pre-existing post. Kyle Neumann spoke about lighting. The light will be on the rear building. VDC has previously approved application.

*Motion to approve VDC application (Maker J. Sorena, second by B. Nneji) Unanimous Approval*

- 3.3. **A-23-6:** Regulation Text Amendment (per PZR 9.2.B.) to amend child care services in PZR Sections 2.2, 3.2 and 3.3 as per CGS Section 19a-77 and PA 23-142. *Commission initiated. For discussion and possible action.* <https://ridgefieldct.portal.opengov.com/records/94399>

*Motion to receive and schedule Public Hearing on January 16 (Maker: B. Nneji second by J. Dowdell) Unanimous Approval*

- 3.4. **SP-23-29; 105 Peaceable Ridge Rd.;** Special permit Application (Per RZR 9.2.A and 3.4.C.2) for construction of an Accessory structure in the front yard. *Owner: Brian & Ellissa Robinson. Applicant: Thomas Sturges. For receipt, scheduling a sidewalk and Public Hearing. (Staff suggests site walk for January 7, 2024 and Public Hearing for January 16, 2024.)* <https://ridgefieldct.portal.opengov.com/records/94502>

*Motion to receive and schedule sitewalk for January 7<sup>th</sup> and Public Hearing on January 16<sup>th</sup>. (Maker: M. Okrongly, second by C. Molyneaux) Unanimous Approval*

- 3.5. **SP-23-30: 113 Stonecrest Rd.;** Special permit application (per RZR 9.2.A and 7.16.D.3.) for a ground mounted solar energy system greater than six feet in height. *Owner: Robert & Antoinette Fornshell. Applicant: Louis Acampora. For receipt and scheduling a site walk and Public Hearing. (Staff suggests site walk for January 7, 2024 and Public Hearing for January 16, 2024.)* <https://ridgefieldct.portal.opengov.com/records/94631>

*Motion to receive and schedule sitewalk on January 7<sup>th</sup> and Public Hearing on January 16<sup>th</sup>. (Maker: J. Sorena, second by M. Okrongly) Unanimous Approval*

Motion to add executive session to next PZC Agenda or in January. No objection.

Chair Hendrick shared news that 3 Big Shop Lane has filed an appeal for the recent denial of the application. Chair Hendrick and Alice Dew are currently working with Tom Beecher, attorney.

### 3.6. Approval of Minutes

- 3.6.1. Meeting Minutes – November 21, 2023

[2023.11.21.pzc\\_draft\\_meeting\\_minutes.pdf \(ridgefieldct.gov\)](https://ridgefieldct.gov/2023.11.21.pzc_draft_meeting_minutes.pdf)

*Motion to approve minutes (Maker: B. Nneji, second by M. Okrongly) Unanimous Approval*

## ADJOURN

Chair Hendrick adjourned meeting at 8:21 pm.

Submitted by Misty Dorsch,  
Recording Secretary

## FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes