



## Town of Ridgefield Planning and Zoning Commission

### APPROVED / REVISED SPECIAL MEETING Minutes

Sunday, March 26, 2023

#### ATTENDANCE

##### Commission

NAME	TITLE/ROLE	PRESENT		NOTES
		Yes	No	
Robert Hendrick	Chair	X		
Joe Dowdell	Vice Chair	X		
John Katz	Commissioner	X		
Susan Consentino	Commissioner	X		
Ben Nneji	Commissioner	X		
Elizabeth DiSalvo	Commissioner	X		
Chris Molyneaux	Commissioner	X		
Mariah Okrongly	Commissioner		X	
Joe Sorena	Commissioner		X	

##### Applicants, Guests, etc.:

- None at start. Individuals on-site noted below.

#### **I. Call to Order**

Chair Hendrick called the meeting to order at 9:00am, at the Town Hall Annex, with 7 Commissioners present as noted above. All Commissioners drove their individual cars to the sites in the order noted below.

#### **II. Site Inspections**

##### **SP-23-6: 70 West Branchville, MHC 117 (Ridgefield CT) LLC**

Commissioners arrived ~9:10am. It was noted that multiple large vehicles are parked (apparently stored) in the areas noted for additional storage units. No sightlines to residential structures were visible. Commissioners departed ~9:20am. No decisions or votes.

##### **AH-23-1: 0 Farmingville Road; F13-0003, Farmingville Rd LLC**

Mr. Steve Zemo and Mr. Steve Sullivan were on-site to represent the application. Last Commissioners arrived ~9:30am; all heard a short presentation on the planned revision to site development plans, and all walked the property. The footprint of proposed new



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building was clearly marked by four stakes at corners. Commissioners also visited the portion of property which is currently (already) approved for a 16-unit expansion, which is currently a green space and dog run. Commissioners departed ~9:50am. No decisions or votes.

### **SP-23-10: 43 Briar Ridge Rd; Justin and Sarah Rosen**

Commissioners arrived ~10:00am, where they met Mr. Justin Rosen, who walked the group through his property. He showed the proposed location of pool, existing septic field, existing shed (to be relocated), etc. There is existing screening (trees and fence) along the Briar Ridge Road frontage, and also screening (trees) between the subject property and neighbor directly adjacent on Briar Ridge Road. Commissioners departed ~10:15am. No decisions or votes.

### **III. Adjourn**

Meeting adjourned at 10:15am.