



Town of Ridgefield Planning and Zoning Commission

APPROVED / REVISED SPECIAL MEETING Minutes

Sunday, September 10, 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		*was not present at 30 Rustic Rd
Ben Nneji	Commissioner		X	
Elizabeth DiSalvo	Commissioner	X		
Chris Molyneaux	Commissioner	X		
Mariah Okrongly	Commissioner	X		
Joe Sorena	Commissioner	X		*Recused from Big Shop Lane, so remained in car during the walking of the property.

Applicants, Guests, etc.:

I. Call to Order

A quorum was established, and the meeting came to order at 9:00 A.M. outside the Town Hall Annex, 66 Prospect Street, Ridgefield, CT.

II. Site Inspections

- **SP-23-20 and VDC-23-7: 3 Big Shop Lane;** Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC.
 - Nobody was present on behalf of the applicant.
- **SP-23-19: 80 Harvey Road;** Applicant/Owner: Elizabeth Moots
 - The applicant was informed that their file was seriously deficient of any information, and they were advised that the Commission could not properly consider it in current state. Commissioners did tour the entire home and walked the property. Commissioners asked in particular about septic capacity (to support the 7 bedrooms seen inside). The applicant stated that they would follow-up with proper information & answers.
- **SP-23-23: 30 Rustic Road;** Owner/Applicant: Cory Cullen



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- **SP-23-18: 96 Round Lake Rd:** Owner: David & Tyler Burton. Applicant: John Palazzo
 - The applicant's contractors noted that they are considering some earthwork (and tree clearing) on a neighboring parcel of land which is also owned by the applicant; they stated that work and property was not mentioned in the application submitted. They asked if the application should be updated to reflect the additional work, and the Commission advised yes. They also noted they have not noticed neighbors, which may be land not owned by the applicant (and may be TOR Open Space?). We should clarify their boundaries and whether everything "as-is" is compliant, before we grant an additional/special use.

NO Motions were made; no votes were taken.

III. Adjourn

Meeting adjourned at 11:15 A. M.