



## 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, February 06, 2024

Members present: Robert Hendrick, Mariah Okrongly, Susan Consentino, Elizabeth DiSalvo, Ben Nneji, Chris Molyneaux, Sebastiano D'Acunto

Absent: Joseph Dowdell, Joseph Sorena

Also Present: Alice Dew, Director of Planning and Zoning; Rudy Marconi, First Selectman-Ex-Officio; Aarti Paranjape, Recording Secretary

### 1. CALL TO ORDER

*Due to technical difficulties in the regular conference room, the meeting was moved in the smaller conference room.*

Chair Hendrick called a hybrid meeting to order at 7:14 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.*

### 2. PUBLIC HEARINGS

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

Chair Hendrick would like to combine SUB-23-2 and SP-23-28 for discussion purposes only. Each will be voted on separately. *Unanimous Approval*

Mr. Jewell stated since the last meeting, applicant after meeting with Ridgefield Conservation Commission has received a positive response from them. The open space is increased in size to 2.465 acres, thus making the lots 3 and 4 smaller in area. He said following documents were submitted-Easement over the accessway along with pedestrian easement. The open space is deeded with the private entity, easement is to an association. He added that the proforma was submitted for declaration accessway agreement for subdivision and Special permit which includes payment sharing and no vehicles parked on accessway. Fire Department's concern were addressed by installing a 10,000 gallon with dry hydrant.

Mr. Trinkaus confirmed the location of the cistern within the town right of way and not on private property just off Ketcham road.

Ms. Okrongly inquired about the width of accessway

Mr. Fossi and Mr. Jewell confirmed the accessway will be 16 feet. Mr. Fossi added that the easement for the Cavalry Ct will be abandoned.

Discussion ensued regarding the open space demarcation,

Ms. Dew, read the staff report stating the special conditions and standard conditions.

*Hearing no public comments. Public hearing was closed.*

- 2.2. **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.  
<https://ridgefieldct.portal.opengov.com/records/94401>

Chair Hendrick would like to combine SUB-23-2 and SP-23-28 for discussion purposes only. Each will be voted on separately. *Unanimous Approval*

*Both the above public hearing closed at 7:42 PM.*

- 2.3. **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.*  
<https://ridgefieldct.portal.opengov.com/records/94399>

Alice Dew, Director of Planning and Zoning gave overview of the regulation. She commented that a draft letter to the state representative was sent to Chair and Ms. Okrongly. Members expressed concerns regarding the State imposing same requirement for all municipalities. Members would like to know if the number of children in this regulation can be changed at the municipal level.  
Discussion ensued.

*Motion to continue public hearing (Maker: DiSalvo, second by Mariah) . S. D'Acunto nayed. Motion carried 6-1-0.*

*Public Hearing continued to next regular meeting.*

- 2.4. **SP-23-32: 362 Old Sib Road;** Special permit Application (Per RZR 9.2.A and 7.5.D) for excavation filling and grading the property. Owner/Applicant: Ann Clements.  
<https://ridgefieldct.portal.opengov.com/records/94956>

Ms. Dew read the documents submitted for the records..

Mr. Nicholas Yuschak, CCA, LLC- Landscape Architect presented the application and gave overview of the scope of work. The property is  $\pm$  2.74 acres in RAA zone. There are wetlands and it's not in the FEMA flood zone. The filling and grading are proposed to avoid the erosion and the dangerous conditions. The property has steep slopes and ravines. Dead trees were removed. Approximately 225 cubic yards of the fill was brought and another 1,640 cubic yards will be brought to grade the property. The work will be performed during Monday to Friday. Proper erosion measures will be installed.

Ms. Annie Clements, homeowner stated that around 8-10 downed dead trees were taken down.

Chair Mr. Hendrick inquired what measures are taken to ensure that the site will have clean fill.

Mr. Yuschak ensured that the fill will be clean as per the DEEP requirement.

During public comments, neighbor spoke and said initially she had concerns regarding trees she had on her property and potential erosion due to exposed earth, but after talking to Ms. Clements they both amiably came to a solution. She added that Ms. Clements has agreed to plant trees/ screening.

*Public hearing closed at 8:31PM.*

Discussion ensued and members suggested to planting trees with 10 feet in height not less than 6 and up to 8 trees along the side of driveway closer to neighbor. Anti-tracking pads to be installed as per the office requirements.

*Motion to approve with conditions including special conditions. (Maker: E.DiSalvo, second by C.Molyneaux). Unanimous Approval*

### 3. OLD/CONTINUED BUSINESS

#### 3.1. Branchville Planning Discussion:

Chair Mr. Hendrick stated that, First Selectman Mr. Marconi, will give the update on the Branchville TOD. He said at the previous meetings, Francis Pickering (Executive Director, WestCOG) and Francisco Gomes (Comprehensive Planning Manager @ FHI), who led the process leading to the 2017 study for Branchville had presented an overview of the proposed TOD.

Mr. Marconi talked about Branchville area which can be developed as TOD. It is connected with the MTA train and Bus routes. The NRVt trails will be completed soon from Danbury to Norwalk. The Branchville sidewalk is completed and that has made the whole area walkable. He informed the members about the possible funding for the Depot Road and Portland Road projects. He added that he is in talks with the Redding First Selectperson about the sewer allocation.

He said in order to develop the Branchville area, Planning & Zoning Commission can look into a zone change.

Mr. Nneji inquired if any infrastructure budget from the State can be used for this project?

Mr. Marconi commented that he is working with state legislators and senators to get some traction to get this project get going.

Mr. Hendricks suggested regional partnership with Planning & Zoning Commission of neighboring towns like Wilton and Redding.

Mr. Marconi agreed that regionalization is always a good approach.

Members thanked Mr. Marconi for the update.

Link to 2017 Branchville TOD Plan: [branchvilletodplan-031417-compressed.pdf \(ridgefieldct.gov\)](https://www.ridgefieldct.gov/branchvilletodplan-031417-compressed.pdf)

### 4. NEW BUSINESS

- 4.1. **SP-24-3; 3 Big Shop Lane:** Revision to Special Permit (per RZR 9.2.A and 5.1) for 900 sq. ft deck with sixty-four seats. *Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC. For receipt and scheduling a sitewalk and discussion. (Staff suggest sitewalk on February 25 and Public Hearing on March 5 or 26, to accommodate return of referral reports per 9.2 and 9.3).* <https://ridgefieldct.portal.opengov.com/records/95193>

*Motion to receive and schedule Public Hearing on March 19 and sitewalk on February 25, 2024. (Maker: M. Okrongly, second by S.Consentino) Unanimous Approval*

*Members talked about the referrals to departments and Commission/Boards. Application to be referred to Health, Fire, Police Building and WPCA departments and Historical Society and Parking authority. Members discussed on possible consultant review.*

- 4.2. **VDC-24-1; 3 Big Shop Lane:** Village District Application (per RZR 8.3 and 5.1.B and 7.2.E) existing vestibule, Pergola and sign in the CBD district. *Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC. For receipt. (This application is a subsidiary of SP-24-2).* <https://ridgefieldct.portal.opengov.com/records/95190>

*Motion to receive and discussion on March 19, 2024. (Maker: M. Okrongly, second by B. Nneji) Unanimous Approval.*

- 4.3. **VDC-24-2; 3 Big Shop Lane:** Village District Application (per RZR 8.3 and 5.1.B) for existing elevated floor with railing to seat sixty-four. *Applicant: Pietro Polini. Owner: 1-7 Big Shop Group LLC. For receipt. (This application is a subsidiary of SP-24-2).* <https://ridgefieldct.portal.opengov.com/records/95194>

*Motion to receive and discussion on March 19, 2024. (Maker: B. Nneji second by M. Okrongly) Unanimous Approval.*

- 4.4. **VDC-24-3; 381 Main Street:** Village District Application (per RZR 8.3 and 7.2.H.2) for installation of sign “Rodier Flowers” in CBD district. *Owner: 381-383 Main Street. Applicant: Adrian Jones. For receipt and to schedule a discussion. (Staff suggests discussion on February 27, 2024).*  
<https://ridgefieldct.portal.opengov.com/records/95181>

*Motion to receive and discussion on February 27, 2024. (Maker: C. Molyneaux, second by E. DiSalvo) Unanimous Approval.*

- 4.5. **VDC-24-4; 2 Prospect Street:** Village District Application (per RZR 8.3 and 7.2.H.2) for installation of an illuminated sign “M&T Bank” in CBD district. *Owner: Charles A Knoche, Trustee of the Charles A Knoche Revocable Trust. Applicant: Lydia Jimenez. For receipt and to schedule a discussion. (Staff suggests discussion on February 27, 2024).* <https://ridgefieldct.portal.opengov.com/records/95279>

*Motion to receive and discussion on February 27, 2024. (Maker: C. Molyneaux, second by B.Nneji) Unanimous Approval.*

- 4.6. **SP-24-4; 120 Nod Road:** Special permit Application (Per RZR 9.2.A and 3.4.C.2) for construction of an accessory building in the front yard. *Owner: Sturges Property LLC. Applicant: Robert Jewell. For receipt and scheduling a sitewalk and Public Hearing. (Staff suggests sitewalk on February 25 and Public Hearing on March 5)* <https://ridgefieldct.portal.opengov.com/records/95410>

*Motion to receive and schedule Public Hearing on March 05 and sitewalk on February 25, 2024. (Maker: M. Okrongly, second by B.Nneji) Unanimous Approval*

- 4.7. **MISC-24-1: Pre-Submission Concept Review (per 9.2E):** re: 599 Branchville Road; Applicant: Robert Jewell – potential site development

Mr. Jewell presented the proposed concept at Mr. Binn’s Property on Branchville Road. He said the proposal uses existing infrastructure for the development. The property has approximately 19.92 acres and has an existing dwelling. The property will be divided by first division. The 5-acre property will have existing single family and the multifamily will be on 14 acres parcel. The property is closer to the Branchville TOD.

Since it’s an RAA zone for single family residences, the proposal can only be for 8-30g unless the zone is proposed by Commission suitable for multifamily given its proximity to Branchville TOD.

Mr. Pather gave the overview of the property which includes watercourses, trails and water features. The proposal is for two multifamily building for one bedroom and two-bedroom apartments. The building will have lobby, garages under building and outside, terraces. The roof will be flat but will be a green roof. The septic will be on site and would require 10,000 gallon per day septic system. The existing walking trails will stay surrounded by trees and waterfalls.

Mr. Jewell commented that Binn’s have a vision of proposing something special for this property keeping the natural surroundings.

Members suggested to include sustainability, higher density, sidewalks

Members acknowledged the proposal especially it being closer to the future Branchville TOD.

- 4.8. **MISC-24-2: Pre-Submission Concept Review (per 9.2.E):** Dennis DiPinto, Director, Ridgefield Parks and Recreation, re: potential pickleball court development.

Mr. Shofi gave an overview of the concept. He discussed pickleball and its growing popularity all over the country and not just with older population but even younger. He added in fact Board of Education is thinking of adding in its curriculum. He added that due to the denial of the prior application for the courts to be placed in Martin Park, Parks and Recreation Commission looked for an alternate site.

Mr. Pinto gave details of the proposed site at Halpin Lane behind the Dog Park, where there are existing soccer and baseball field. The proposal is for six pickleball courts with twenty-eight parking on site. A rain garden is proposed for stormwater drainage.

Members expressed concern with tree removal, lighting, noise, parking and traffic issues. They suggested that the applicant shall address those when submitting a formal application which will be either Special permit or revision.

#### **4.9. Approval of Minutes**

**4.9.1.** Meeting Minutes – January 16, 2024 - [2024.01.16.pzc .draft meeting minutes.pdf \(ridgefieldct.gov\)](#)

*Motion to approve meeting minutes from January 16, 2024. (Maker: M. Okrongly, second by C. Molyneaux) Unanimous Approval*

**4.9.2.** Sitewalk Minutes – January 21, 2024 - [2024-01-21 sitewalk draft minutes.pdf \(ridgefieldct.gov\)](#)

*Motion to approve Sitewalk meeting minutes from January 21, 2024. (Maker: E.DiSalvo, second B.Nneji) Ms. Consentino and Ms. Okrongly abstained. Motion carried 5-0-2.*

#### **5. ADJOURN**

Meeting adjourned at 10:36 P.M.

Submitted by Aarti Paranjape,  
Recording Secretary

#### **FOOTNOTES:**

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes