



TOWN OF RIDGEFIELD

Planning & Zoning Commission

MINUTES SPECIAL MEETING Sunday, February 25, 2024 (Approved/Revised)

ATTENDANCE

Commission

NAME	TITLE/ROLE	PRESENT		NOTES
		Yes	No	
Robert Hendrick	Chair	X		
Joe Dowdell	Vice Chair	X		
Susan Consentino	Commissioner	X		
Ben Nneji	Commissioner	X		
Elizabeth DiSalvo	Commissioner	X		Joined at 3 Big Shop, ~9:20am
Chris Molyneaux	Commissioner		X	
Mariah Okrongly	Commissioner	X		
Joe Sorena	Commissioner		X	
Sebastian D'Acunto	Commissioner	X		Joined at 3 Big Shop, ~9:18am

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. Those present proceeded to sites below via private vehicles.

II. Site Inspections

- **SP-24-2 (3 Big Shop Lane).** Revision to Special Permit Application (Per RZR 9.2.A and 7.5.D) for structural expansions and signage. *Owner/Applicant: Pietro Polini.*

The Commission arrived at the property, and were met by the restaurant Manager, Mr. Scott Yandrasevich. Commissioners were shown the inside of two already-built (unpermitted) expansion areas: (1) on the southwest / left side of exterior and (2) the entry vestibule. They also viewed the new (unpermitted) sign above the entryway. The Chair pointed out to Mr. Yandrasevich that the application file is still missing some required items, such as an A-2 survey (per 10.2.E.5), building plans (per 10.2.E.7.), signage drawing (per 10.2.E.8.), record of notices to abutters (per 9.3.L.), etc. Although Ms. DiSalvo & Mr. D'Acunto arrived late, they were able to go inside briefly and see the same areas as other Commissioners.

- **SP-24-4 (120 Nod Rd).** Revision to Special Permit Application for detached ADU.

The Commission arrived and were met by Mr. Don Sturges. The frame of new home (primary dwelling) is substantially complete, and ground stakes were visible for corners of the proposed ADU structure. Mr. Sturges explained that his clients (future owners) requested he add the ADU for family visitors. Ground stakes were also placed to show the 35-foot setback from Western property line; the ADU corner stakes were slightly to the east of that



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line. The Commission asked Mr. Sturges about the floor area of the primary dwelling, since that impacts the allowable size of an ADU. Mr. Sturges stated the primary dwelling will be more than 3000 SF, and the application materials will be updated to demonstrate that point.

NO motions were made; no votes were taken.

III. Adjourn

Meeting adjourned at 9:35 A. M.