



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, April 2, 2024 Present:

IN PERSON

Joseph Dowdell
Elizabeth DiSalvo
Mariah Okrongly
Ben Nneji
Sebastiano D'Acunto

VIRTUAL

Absent: R. Hendrick, S. Consentino, C. Molyneaux, Joseph Sorena

Also Present: Alice Dew, Director of Planning and Zoning

1. CALL TO ORDER

Joseph Dowdell, Vice Chair, called meeting to order at 7:03 PM in the Town Hall Annex, Meeting Room #2 and via Zoom and quorum was established.

1.1. Distribution of agenda & previous minutes. (Published on Commission's webpage prior to meeting.)

1.2. Administrative Announcements & Correspondence

(Note: Correspondence *related to an application* will be uploaded to the relevant application file (see links on agenda items) and reviewed/acknowledged during the relevant public hearing. Correspondence unrelated to an application will be acknowledged as this point in the meeting, and uploaded to the Commission's webpage at <https://www.ridgefieldct.gov/planning-and-zoning-commission/pages/correspondence>).

1.3. Approval of agenda. *Motion to table 3.5 and 3.6 to next meeting. (Maker: M. Okrongly, second by B. Nneji)*
Unanimous Approval

2. PUBLIC HEARINGS

2.1. **(Contd.) SP-24-2: 3 Big Shop Lane;** Revision to Special Permit Application (Per RZR 9.2.A; 5.1.D.1 and 7.2.E) for existing pergola, vestibule and sign. *Owner: 1-7 Big Shop Group LLC Applicant: Pietro Polini*
<https://ridgefieldct.portal.opengov.com/records/95161> **WITHDRAWN**

2.2. **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*
<https://ridgefieldct.portal.opengov.com/records/95193> **WITHDRAWN**

2.3. **SUB-24-1; 0 Ives Court:** Subdivision of land under Section 7.5 of Subdivision Regulations for creating a lot B of ±6.458 acres from Lot A (creating one new lot with 2 existing lots). *Owner: Wolf Pond Run One A, LLC, Appl: Michelle Morris-Micoli.* <https://ridgefieldct.portal.opengov.com/records/95498>

Michelle Morris-Micoli presented and gave background. This is lot 1 of a previously approved eleven lot subdivision in 1982 and reapproved again in 1987. In 2005 lot 1 was further subdivided into lot 1A and lot 1B. That subdivision has since expired. Access will be from a shared driveway. Applicant went out with Health Department in 2022 and soil is viable for septic on both lots. Received approval from Inland Wetlands for the subdivision in December 2023. Alice Dew, Director of Planning and Zoning, read staff report.

Member of public spoke regarding water issues running onto his property. There have been discussions between neighbor and builder. Planning and Zoning staff visited property in regards to water complaints in September and October of 2023. No complaints have since been submitted to the P&Z office. Commission requested recent photos.

Motion to continue Public Hearing to April 16 and schedule sitewalk for April 7. (Maker: M. Okrongly, second by E. DiSalvo) Unanimous Approval

3. OLD/CONTINUED BUSINESS

- 3.1. **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*
<https://ridgefieldct.portal.opengov.com/records/95190> **WITHDRAWN**
- 3.2. **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*
<https://ridgefieldct.portal.opengov.com/records/95194> **WITHDRAWN**
- 3.3. **SP-24-8; 632 Danbury Rd:** Revision to Prior Special Permit (per RZR 9.2.A and 5.3.C) after the fact for increasing floor area by enclosing patio at Brick Oven Pizza. *Owner: Mulvaney Properties LLC. Applicant: Cristianne Ortiz* <https://ridgefieldct.portal.opengov.com/records/95787>

Michelle Morris-Micoli and Cristianne Ortiz presented. Pergola (which was built on an existing patio) was previously approved in 2021. After approval, polycarbonate panels were added to the roof and fabric panels were added to the sides of the pergola. Here to get approval for the enclosure of the pergola, creating a structure. According to applicant, fire and building have inspected and approved. Storm water management and AAC recommendations were discussed.

Motion to approve with condition applicant will apply for variance of small sign if needed (Maker: E. DiSalvo, second by B. Nneji) Unanimous Approval

- 3.4. **VDC-24-6; 389 Main St:** Village District Application (Per RZR 8.3 and 5.1B and 7.2.E.1) for improvements in the rear of building for installation of HVAC equipment and replace awning with sign “Plank Ridgefield” in front and rear of the building. *Owner: Addressi Square LLC; Appl: Elizabeth DiSalvo.*
<https://ridgefieldct.portal.opengov.com/records/95996>

Discussion continued to next meeting due to lack of quorum because E. DiSalvo is recused.

- 3.5. **Branchville Strategic Review.** In the fall of 2023, the Commission indicated an interest in reviewing and re-visiting the 2017 Branchville “TOD” study and recommendations, given recent progress on infrastructure improvements. After hearing from three experts over three previous meetings (from December through early February [Note: Commissioner DiSalvo is recused on this matter.]

Tabled to next meeting.

- 3.6. **MISC-24-3: Perpetuity-for-AMI Deed Restriction “Swap”** Commissioners previously discussed the possibility of a regulation amendment which would explicitly permit previously-approved 8-30g projects to change their qualifying income threshold from SMI to AMI, in exchange for increasing their set-aside deed restrictions from 40 years to perpetuity. *Tonight we will accommodate time for follow-up discussion, review of draft language, and possible vote/action by the Commission to schedule a Public Hearing.*
<https://ridgefieldct.portal.opengov.com/records/96138>

Tabled to next meeting.

4. NEW BUSINESS

- 4.1. **SP-24-10; 439 Silver Spring Rd:** Revision to Prior Special Permit (per RZR 9.2.A and 3.2.C.3) for relocation of tennis courts, portion of entry road and parking areas, and related site work/construction of new parking area. *Owner: Flat Rock Corp. Applicant: Robert Jewell. For receipt and scheduling a sitewalk and discussion. (Staff suggests sitewalk on April 7 and discussion on April 16.)*
<https://ridgefieldct.portal.opengov.com/records/96012>

Motion to receive and schedule discussion on April 16 and sitewalk on April 7 (Maker: M. Okrongly, second by E. DiSalvo) Unanimous Approval

- 4.2. **VDC-24-5; 22 Catoonah St:** Village District Application (Per RZR 8.3 and 5.1B and 7.2.E.2) to install fence and one projecting building sign “Silly Goose”. *Owner: Ridgefield Holdings, LLC; Appl: Kate Haase-MacDonald. For receipt and possible discussion or scheduling of sitewalk/discussion.*
<https://ridgefieldct.portal.opengov.com/records/95991>

Doug MacMillan presented. Applicant has to go back to AAC for sign, so only fencing was discussed. Fence will match existing fence, just extending and going around property. Outline of fence was shown.

Motion to approve without sign (Maker: E. DiSalvo, second by M. Okrongly) Unanimous Approval

- 4.3. **VDC-24-7; 384 Main St:** Village District Application (Per RZR 8.3 and 5.1B and 7.2.E.1) to install blade sign on building and window decals "Underground Co". *Owner: Joseph Donnelly Trustee; Appl: Maureen Rivard. For receipt and referral to AAC. (Staff suggests April 16 for P&Z discussion)*
<https://ridgefieldct.portal.opengov.com/records/96074>

Motion to receive and refer to AAC and discussion on April 16 (Maker: M. Okrongly, second by E. DiSalvo) Unanimous Approval

- 4.4. **SP-24-11; 404 Main St:** Revision to Prior Special Permit (per RZR 9.2.A and 7.2.E.3) to install second sign on the side entrance. *Owner: Urstadt Biddle Properties Inc.; Appl: Ashlea Andrews. For receipt and scheduling of sitewalk and discussion. (Staff suggest sitewalk on April 7 and discussion on April 16)*
<https://ridgefieldct.portal.opengov.com/records/96148>

Motion to receive and schedule discussion on April 16. (Maker: M. Okrongly, second by S. D’Acunto) Unanimous Approval

- 4.5. **VDC-24-8; 404 Main St:** Village District Application (Per RZR 8.3 and 7.2.E) to install two signs- on front entrance and side entrance. *Owner: Urstadt Biddle Properties; Appl: Ashlea Andrews. For receipt and referral to AAC.* <https://ridgefieldct.portal.opengov.com/records/96146>

Motion to refer to VDC (Maker: M. Okrongly, second by S. D’Acunto) Unanimous Approval

4.6. **Approval of Minutes**

- 4.6.1. [Meeting Minutes](#) – March 19, 2024

Motion to approve as submitted (Maker: B. Nneji, second by E. DiSalvo) Unanimous Approval

5. **ADJOURN**

Joseph Dowdell adjourned meeting at 8:22 PM

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes