



**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 September 19, 2023 Present: **IN PERSON**
Robert Hendrick
Joseph Dowdell
Susan Consentino (7:04)
John Katz
Mariah Okrongly
Elizabeth DiSalvo
Chris Molyneaux (7:09)

VIRTUAL
Ben Nneji

Absent: Joseph Sorena

Also Present: Alice Dew, Director of Planning and Zoning

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:00 p.m. and quorum was established.

- 1.1. Distribution of agenda & previous minutes.
- 1.2. *Correspondence related to current application(s) are uploaded to the relevant application and can be found through the Town of Ridgefield Website.*
- 1.3. Approval of agenda

2. PUBLIC HEARINGS

- 2.1. **SP-23-18: 96 Round Lake Rd:** Special Permit (per RZR 9.2.A and 7.5.D.3.1) for the filling and grading to support existing retaining wall. *Owner: David & Tyler Burton. Applicant: John Palazzo.* <https://ridgefieldct.viewpointcloud.com/records/92723>

John Palazzo gave an overview of the project. Notification of neighbor(s) was clarified. Hours worked/traffic was discussed. Tree preservation as well as the fill that is being used was discussed.

Mark Grecco, neighbor, spoke regarding fill and the quality being used. His concern is having contaminants in soil and would like soil testing done. Applicant responded and doesn't mind having soil tested.

Public Hearing closed at 7:30 PM.

Discussion will be held at next regular meeting.

- 2.2. **(Contd.) SUB-23-1: 116 Nod Road;** 3 lot Re-subdivision of land under Section 7.5 of Subdivision Regulations for a parcel containing \pm 7.192 acres in R-AA zone. *Owner: Sturges Properties LLC. Applicant: Robert Jewell.* <https://ridgefieldct.viewpointcloud.com/records/92478>

SUB-23-1 and SP-23-17 will be combined for Public Hearing.

Robert Jewell spoke clarifying some points. Drainage issues that were brought up by neighbors at the last meeting were addressed. Photographs were submitted by R. Jewell and were shown. Placement of houses was discussed. At this time, Planning and Zoning is not approving the homes, they are approving the subdivision. Open space was discussed and the possibility of marking the open space in the areas that are not currently marked by a rock wall.

Ashish Singh of 160 Nod Road, spoke regarding flooding/water, and the preservation of animals and nature.

Ellen Rockett, neighbor, spoke on water/runoff.

Stormwater and drainage were presented by applicant.

It was requested that the applicant replace some of the trees that were going to be taken down. Applicant agreed to plant 6 sugar maples of 3-inch caliper along Nod Rd. 10-foot buffer will remain along property line, around perimeter with exception of accessway. Applicant will be removing dead tress and planting sugar maples.

Public Hearing closed at 8:18 PM for both SUB-23-1 and SP-23-17 and discussion will be at next regular meeting.

- 2.3. **(Contd.) SP-23-17: 116 Nod Road;** Special permit Application (Per RZR 9.2.A and 3.2.C.5) for accessway for 3 new lots. *Owner: Sturges Properties LLC. Applicant: Robert Jewell.*
<https://ridgefieldct.viewpointcloud.com/records/92498>

SUB-23-1 and SP-23-17 were combined for Public Hearing.

Public Hearing closed at 8:18 PM for both SUB-23-1 and SP-23-17 and discussion will be at next regular meeting.

3. OLD/CONTINUED BUSINESS

- 3.1. **RZ-23-1; 0 Ethan Allen Highway (G10-0057; 27.013 ac.)** Zone change application per Section 9.2.C of the Ridgefield Zoning Regulations for changing the zone from B-2 to Multi Family Development District (MFDD): Tax Assessor's Lots G10-0057. *Owner/Applicant: Ridgefield Professional Office Complex LLC. 65 days to render a decision is October 05, 2023. (42 days used; 23 extension days remain)-*<https://ridgefieldct.viewpointcloud.com/records/91000>

The following discussion combines all 0 Ethan Allen applications #RZ-23-1 and SP-23-7 and SP-23-8.

Tom Beecher, Attorney, joined the meeting via zoom. The Commission wanted advice concerning possible conditions if application is approved. Conditions that have been discussed include drainage, density (including the possibility of less buildings/units) and sustainability.

Whatever decision the commission makes must be based on material presented to Planning and Zoning and what is in this file.

Zone change must be decided first. In order to approve zone change, there must be 5 or more favorable votes.

Continued to next regular meeting, October 3.

- 3.2. **SP-23-7: 0 Ethan Allen Highway G10-0057**; Special permit application for construction of thirteen Multifamily residential buildings, one community meeting house, outdoor pool amenity space, stormwater management system, associated site work. *Owner/Applicant: Ridgefield Professional Office Complex LLC. 65 days to render a decision is October 05, 2023 (42 days used; 23 extension days remain)* <https://ridgefieldct.viewpointcloud.com/records/90988>

The discussion combined all 0 Ethan Allen applications #RZ-23-1 and SP-23-7 and SP-23-8.

Continued to next regular meeting, October 3.

- 3.3. **SP-23-8; 901 Ethan Allen Highway**, Revision to Special Permit (per RZR 9.2.A) for updating the north parking entrance involving emergency vehicles, parking requirements, fire safety and drainage. *Owners/Applicant: Ridgefield Professional Office Complex LLC. 65 days to render a decision is October 05, 2023 (42 days used; 23 extension days remain)* <https://ridgefieldct.viewpointcloud.com/records/91015>

The discussion combined all 0 Ethan Allen applications #RZ-23-1 and SP-23-7 and SP-23-8.

Continued to next regular meeting, October 3.

- 3.4. **SP-23-20: 3 Big Shop Lane**; Revision to Special Permit (per RZR 9.2.A and 5.2.D.1) for addition of a 900 square feet of new floor area at “Terra Sole” located in CBD. *Applicant: Pietro Polini. Owner: I-7 Big Shop Group LLC.* <https://ridgefieldct.portal.opengov.com/records/92996>

Continued to next regular meeting.

- 3.5. **VDC-23-7: 3 Big Shop Lane**; Village District Application (per RZR 8.3 and 5.1.B and 7.2.H.2) for exterior façade changes and sign “Terra Sole” installed at the property. *Applicant: Pietro Polini. Owner: I-7 Big Shop Group LLC.* <https://ridgefieldct.portal.opengov.com/records/92992>

Continued to next regular meeting.

- 3.6. **REF-23-2: 7 Dlhly Ct. 8 -24** Referral Application for lease of property to Homeland Towers for cell tower facility, for area coverage and safety purposes at Parcel ID C04-001. <https://ridgefieldct.portal.opengov.com/records/93247>

Motion to send favorable referral. (*Maker: J. Katz, second by M. Okrongly*) *Unanimous Approval.*

- 3.7. **MISC-23-7**: Pre submission concept for expansion of Main Street Design District. Applicant: Robert R. Jewell. <https://ridgefieldct.portal.opengov.com/records/93248>

Tom Montanari, property owner of 62 East Ridge & 58 Prospect Ridge, passed out a visual of the application he would like to submit. The materials Tom passed out were uploaded to the application as well. An overview of the possible application was presented. The applicant would be proposing an amendment to the regulation for MSDD (Main Street Design District). Density and traffic were discussed.

4. NEW BUSINESS

- 4.1. **REF-23-3:** 8-24 Referral Application for donation of 14.32 acres located on Old Branchville Road-ID H17-0026. *For acknowledgement and discussion.*
<https://ridgefieldct.portal.opengov.com/records/93448>

Motion to send favorable referral. (*Maker: J. Katz, second by B. Nneji*) *Unanimous Approval*

4.2. Approval of Minutes

4.2.1. Meeting Minutes – September 05, 2023

Motion to approve (*Maker: M. Okrongly, second by E. DiSalvo*) *Unanimous Approval*

4.2.2. Sitewalk Minutes –September 10, 2023

Motion to approve (*Maker: M. Okrongly, second by E. DiSalvo*) *Motion carries 6-0-2 with B. Nneji and J. Katz abstaining.*

5. ADJOURN

Chair Hendrick adjourned meeting at 9:50 PM

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes