



**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 October 3, 2023 Present: **IN PERSON**

Robert Hendrick
Joseph Dowdell
Ben Nneji
John Katz
Mariah Okrongly
Elizabeth DiSalvo
Chris Molyneaux
Joseph Sorena

VIRTUAL

Susan Consentino (7:06)

Also Present: Alice Dew, Director of Planning and Zoning

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:00 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. **WITHDRAWN: SP-23-19: 80 Harvey Road;** Special permit application (RZR 9.2 A and 3.2.C.12) for a Bed and Breakfast application at the property. Applicant/ Owner: Elizabeth Moots. **Application withdrawn by applicant on September 27, 2023.**

<https://ridgefieldct.viewpointcloud.com/records/92943>

Commissioners went to 80 Harvey Road for a sitewalk, before the application was withdrawn. The applicant applied because there was enforcement against this property. The building department is aware of violations. Will continue as administrative discussion at next meeting with regards to current violations.

2.2. **SP-23-23: 30 Rustic Road;** Special permit application (RZR 9.2 A and 3.3.C.1) for a major home occupation of a Doggie daycare. *Owner/Applicant: Cory Cullen.*

<https://ridgefieldct.portal.opengov.com/records/93244>

Cory Cullen and Eric Berkley gave a presentation of the project. Pictures were presented to Commissioners. Property is 100% fenced. The applicant stated that he picks up and delivers dogs, therefore the only time people come to the property is for a tour of the doggie daycare. The application was presented because a neighbor notified Ridgefield Planning and Zoning of

the in-home business. Parking spots were discussed. These parking spaces are not for customers, the applicant picks up and delivers dogs back home. Barking, noise, and insurance were discussed. 8 dogs at one time would be the most the applicant would take. Possible conditions were discussed.

Members of the public spoke. Concerns included:

- a doggie daycare center (commercial business) in a residential area
- chicken wire for fencing
- traffic on a dead-end road
- Animal vaccinations

As soon as applicant was made aware of neighbor complaint, he addressed concerns via letter. Dogs that stay for boarding are kept inside at night. 10:00 PM is the last time dogs are allowed out.

Motion to close Public Hearing (Maker: J. Katz, second by M Okrongly) Unanimous Approval
Public Hearing closed at 8:08 PM.

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>

Motion to approve zone change (Maker: J Katz, second by J. Sorena) Unanimous Approval

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

Tom Beecher spoke regarding conditions and the basis/reasons for them. Geothermal and sustainability were discussed. Tom Beecher and the commissioners discussed density. Special key for emergency vehicle entrance off 35 was discussed as a possible condition.

Motion to approve with conditions according to Tom Beecher's wording for #12, condition #14 will be amended to say 8:00 AM - 4:00 PM Monday through Saturday and #3 will include the applicant presenting a more robust planting plan to Director of Planning and Zoning for approval. *(Maker: Ben Nneji, second by J. Sorena) 7-1-1, with M. Okrongly opposed and S. Consentino abstaining.*

- 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>

Motion to approve (Maker: J Katz, second by B. Nneji) Unanimous Approval

- 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: 1-7 Big Shop Group LLC.*
<https://ridgefieldct.portal.opengov.com/records/92996>

Applicant requested continuation. Application is going to AAC. Continued to October 17 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: 1-7 Big Shop Group LLC.* <https://ridgefieldct.portal.opengov.com/records/92992>

Applicant requested continuation. Application is going to AAC. Continued to October 17 meeting.

- 3.6. **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>

Motion to approve with special conditions as drafted (Maker J. Katz, second by E. DiSalvo) Unanimous Approval

- 3.7. **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>

*Motion to approve with conditions as drafted with wording saying “Open Space” signs and numerical edits for items 2b and 2c.
(Maker: J. Katz, second by J. Sorena) Unanimous Approval*

- 3.8. **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>

Motion to approve (Maker J. Katz, second by E. DiSalvo) Unanimous Approval

- 3.9. **If Public Hearing is Closed: SP-23-23: 30 Rustic Road;** Special permit application (RZR 9.2 A and 3.3.C.1) for a major home occupation of a Doggie daycare. *Owner/Applicant: Cory Cullen.* <https://ridgefieldct.portal.opengov.com/records/93244>

Commissioners discussed one of the objections being whether a commercial business being in a residential area. Traffic, picking up dogs, parking spaces, animal vaccinations and impact to neighborhood was discussed.

Motion to deny based on the application not meeting the criteria of a Special Permit as outlined in the Planning and Zoning Regulations. *(Maker: J. Katz, second by M. Okrongly) Unanimous*

4. NEW BUSINESS

- 4.1. **SP-23-24; 17 Catoonah St.:** Revision to Special Permit (per RZR 9.2.A and 5.1) to open a dog groomer/salon in the CBD district. *Owner: 15-17 Catoonah St.LLC. Applicant: Kyle Neumann.* Statutorily received on September 19, 2023. *For discussion.*
<https://ridgefieldct.portal.opengov.com/records/93527>

Kyle Neuman and Kelly Ramos presented. Images were presented to give an idea of what the dog grooming area will look like. Parking was discussed.

Motion to approve as presented with condition of restricting overnight operations. (Maker: J. Katz, second by J. Sorena) Unanimous Approval

- 4.2. **SP-23-25: 901 Ethan Allen Highway;** Revision to Special Permit (per RZR 9.2.A) for construction of a concrete pad for outdoor oxygen storage, installing bollards and fencing. *Owner: Ridgefield Professional Office. Applicant: Jason Williams. For receipt and possible discussion.*
<https://ridgefieldct.portal.opengov.com/records/93662>

Motion to receive and schedule discussion for October 17 (Maker: M. Okrongly, second by J. Sorena) Unanimous Approval

4.3. **Approval of Minutes**

4.3.1. Meeting Minutes – September 19, 2023

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

5. ADJOURN

Meeting adjourned at 9:59 PM.

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes