



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, March 5, 2024 Present:

IN PERSON

Robert Hendrick
Joseph Dowdell
Mariah Okrongly
Sebastiano D'Acunto (7:19)
C. Molyneaux (7:23)

VIRTUAL

Elizabeth DiSalvo
Susan Consentino

Absent: Ben Nneji, Joseph Sorena

Also Present: Aarti Paranjape, Zoning Enforcement Officer

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:07 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.

2. PUBLIC HEARINGS

2.1. **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*
<https://ridgefieldct.portal.opengov.com/records/95410>

Robert Jewell presented. This property is one of 3 lots in a three-lot subdivision. Application is in front of the Commission because applicant would like the ADU in the front yard. Proposed structure is approximately 1200 square feet and will be a 1 and ½ story cottage. This lot is a rear lot, which means it is reached by an accessway. No trees will be cut down with this project. Large back yard but it has septic. Did not want to disturb mature trees in back yard. Primary dwelling is more than 3000 square feet. Don Sturges spoke regarding the storage area. There is a 5-foot opening in storage area with no door. Possibility of adding 5 or more spruce trees as suggested by AAC was discussed.

Member of the public spoke. Concerns/comments included possible alternate locations for ADU, number of ADU's allowed on a single lot, loss of privacy, proximity of ADU to their property, number of houses utilizing one accessway, and number of driveways for the 3-lot subdivision. Location of ADU was further discussed. Applicant is willing to screen with trees around ADU as well as filling in gaps along back property line between applicant and Shaw property. Concerns about lighting on exterior was discussed.

Members discussed conditions regarding screening, drainage, lighting, floorplan, etc.

It was noted that plans will show the opening of storage has no door.

Motion to close public hearing at 8:20 PM (Maker: S. D'Acunto, second by C. Molyneaux) Unanimous Approval

3. OLD/CONTINUED BUSINESS

- 3.1. **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 (as a result of PA 23-142 <https://ridgefieldct.portal.opengov.com/records/94399>)

There was discussion on compliance of state law. Alice has drafted a letter to State Representatives and will send to all Commissioners to review prior to next meeting.

Motion to deny (Maker: S. D'Acunto, second by E. DiSalvo) Motion carries 4-3-0 with J. Dowdell, C. Molyneaux and M. Okrongly as nay.

The following are the reasons for motion to deny. Mr. D'Acunto stated that it's an undue burden upon Town by the State. This sends a strong message that the Commission is not in agreement with the State. Commission needs more time to think about Regulation. It was suggested that First Selectman send an affidavit to the state that the Town of Ridgefield doesn't need this regulation.

- 3.2. **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), *tonight we will set aside time for the Commission members to debrief and have informal discussion (e.g., questions and views on the optimal process to move forward, including timeframes, public engagement, etc.)* [Note: Commissioner DiSalvo is recused on this matter.]

Discussion included timeline, keeping neighboring towns informed, funding, getting proposal shared with Commission, outlining dates and public involvement.

4. NEW BUSINESS

- 4.1. **SP-24-6; 113 Danbury Rd Unit 8:** Revision to Special Permit (Per RZR 9.2.A and 7.2.E.3) for installation of 2 building signs for Supercuts. *Owner: Allison Road LLC; Applicant: Ashlea Andrews. For receipt and discussion/possible action.* <https://ridgefieldct.portal.opengov.com/records/95691>

Ashlea Andrews spoke. Proposing second sign in the rear. Has previously been approved by AAC. Motion to approve (Maker: M. Okronly, second by C. Molyneaux). Unanimous Approval

- 4.2. **SP-24-7; 63 Mallory Hill Rd:** Special permit (Per RZR 9.2.A and 3.4.C.1) for construction of an inground pool in the front yard, due to two frontages to the property. *Owner: Thomas Salvato. Applicant: Samantha Brant. For receipt and scheduling a sitewalk and Public Hearing. (Staff suggests sitewalk March 24 and Public Hearing April 2nd)* <https://ridgefieldct.portal.opengov.com/records/95770>

Motion to receive and schedule sitewalk on March 24 and Public Hearing on April 2. (Maker: M. Okrongly, second by S. D'Acunto) Unanimous Approval

Applicant working with highway department. Property may not be considered as two frontages. Applicant will get confirmation from Highway Department as to whether Park Lane is considered a road or not.

- 4.3. **Approval of Minutes**

4.3.1. Meeting Minutes – February 27, 2024

Motion to approve (Maker: C. Molyneaux, second by M. Okrongly) Motion carries 6-0-1 with S. Consentino abstaining.

5. ADJOURN

Chair Hendrick adjourned meeting at 9:16 PM

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes