



## 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, June 18, 2024 Present:

**IN PERSON**

Joseph Dowdell  
Ben Nneji  
Elizabeth DiSalvo  
Chris Molyneaux

**VIRTUAL**

Robert Hendrick, Chair

Absent: Joseph Sorena, Sebastiano D'Acunto, Mariah Okrongly

Also Present: Alice Dew, Director of Planning and Zoning

### 1. CALL TO ORDER

*Joe Dowdell, Vice Chair, called meeting to order at 7:05 PM in the Town Hall Annex, Meeting Room #2 and via Zoom and quorum was established.*

Chair Hendrick noted that Commissioner, Susan Consentino, passed away. Town Clerk has officially notified the Commission that there is a vacancy. There will be a press release posted in the newspaper to invite applicants for the position. The vacancy will need to be filled by a registered Democrat. Commission will interview and select the replacement within 30 days of being notified. If not within 30 days, then the BOS has the opportunity to fill the vacancy.

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-24-13; 3 Big Shop Ln:** Revision to Special Permit (Per RZR 9.2A and 5.2.D.1) for covered outdoor patio with removable plexiglass window and metallic roof. *Owner: 1-7 Big Shop Group LLC; Appl: Herve Aussavis.*  
<https://ridgefieldct.portal.opengov.com/records/96229>

Herve Aussavis presented. This is an existing structure that was built during COVID. ECDC had positive comments and AAC gave their approval. Per applicant, amount of seating with the outdoor patio will remain approximately the same. Parking, seating and outdoor dining were discussed.  
Public Hearing closed.

2.2. **VDC-24-9; 3 Big Shop Ln:** Village District Application (Per RZR 8.3 and 5.1.B) for expansion of seating area. *Owner: 1-7 Big Shop Group LLC; Appl: Herve Aussavis.*  
<https://ridgefieldct.portal.opengov.com/records/96213>

Discussion was combined with SP-24-13. Vice Chair Joe Dowdell closed Public Hearing.

2.3. **SP-24-14; 7 Golf Court:** Special permit Application (Per RZR 9.2.A and 3.4.C.2) for inground pool in front yard. *Owner: Gary Collinge-Mandel & Naomi Riek; Appl: Sean Jancski.*  
<https://ridgefieldct.portal.opengov.com/records/96388>

Sean Jancski, landscape architect, presented. This property has two frontages. Setbacks are met according to zoning regulations. The pool is in the back side of the house. There is a fence on top of a stone wall as well as mature trees surrounding property. Public Hearing was closed.

- 2.4. **SP-24-15; 653 Branchville Rd:** Special Permit Application (Per RZR 9.2.A and 7.5.D.4.1.) for excavation and grading related to pond dredging. Owner: *Candeas Branch LLC*; Appl: *Robert Jewell*.  
<https://ridgefieldct.portal.opengov.com/records/96633>

Robert Jewell, attorney, presented. Property is approximately 51.4 acres. Bill Kenny, Wetlands Scientist, and Steve Sullivan with CCA Engineering also presented via zoom. The pond being dredged is a man-made pond named Candeas Pond. The Inland Wetlands Board has approved the dredging. The State of CT will review this application as well as Dept of Energy and Environmental Protection and Army Corps of Engineers. There is no rock crushing being requested onsite, but there will be soil screening. One of the main reasons for the dredging is restoring the habitat of the pond. Bill Kenny presented. Proposal is to bring pond back and extend the life of the pond. Habitat, trees and vegetation were discussed. Per Inland Wetland request, a detailed plan of how to control invasive vegetation was given.

Steve Sullivan spoke. The proposal is to dredge out approximately 105,350 cubic yards of material. To their knowledge this pond has never been dredged. This will consist of two phases. First phase is the largest phase and will have approximately 85,350 yards of material removed with 4 stock pile areas with approximately 50,000 yards of dredged material. Phase 2 is about 20,000 cubic yards of material. The project is anticipated to take approximately 12 months to complete.

Bob Jewell will upload CCA's drawings that were presented.

Mike Autori, resident, spoke regarding tress, equipment used for dredging, concern for possible spill, and aquifer protection.

Public Hearing was closed.

- 2.5. **SP-24-17; 426 Main St:** Special Permit Application (Per 9.2 A and 5.1.D.6) for converting a commercial office to residential on second floor. Owner: *Reg-UB Properties, LLC*; Appl: *Charles Lichtenauer*.  
<https://ridgefieldct.portal.opengov.com/records/96738>

Applicant has requested Public Hearing be continued to July 2nd. *Motion to continue (Maker: B. Nneji, second by C. Molyneaux) Unanimous*

- 2.6. **A-24-1: Regulation Text Amendment** (per PZR 9.2.B) to allow for Area Median Income with a restriction "in perpetuity" in lieu of State Median Income with a restriction of 40 years. *Commission initiated*.

Clarification of proposed changes was discussed with documents on the screen. Robert Jewell spoke regarding his suggestion for possible changes. In perpetuity vs. 40-year term was discussed.

Motion to continue Public Hearing to July 2<sup>nd</sup>. *(Maker: B. Nneji, second by C. Molyneaux) Unanimous*

### 3. OLD/CONTINUED BUSINESS

- 3.1. **If Public Hearing is Closed: SP-24-13; 3 Big Shop Ln:** Revision to Special Permit (Per RZR 9.2A and 5.2.D.1) for covered outdoor patio with removable plexiglass window and metallic roof. Owner: *1-7 Big Shop Group LLC*; Appl: *Herve Aussavis*. <https://ridgefieldct.portal.opengov.com/records/96229>

Reasons for supporting or denying application were discussed. Chair Hendrick is supportive due to the structure being simple, small and limited and only utilizing 2 parking spaces. He would not support this application if attached to the building or if it had mechanical equipment running through it. Portable heaters were discussed. B. Nneji will be supportive if the parking spaces are not utilized by covered patio. Discussion on parking ensued.

Motion to approve based on the fact that the structure is built not to be an enclosed space, meant to keep rain out, three seasons not four, and minimal if any increase in number of seating (*Maker: E. DiSalvo, second by R. Hendrick*) Motion carries 4-1-0 with B. Nneji opposed

- 3.2. **If Public Hearing is Closed: VDC-24-9; 3 Big Shop Ln:** Village District Application (Per RZR 8.3 and 5.1.B) for expansion of seating area. *Owner: 1-7 Big Shop Group LLC; Appl: Herve Aussavis.*  
<https://ridgefieldct.portal.opengov.com/records/96213>

Motion to approve (*Maker: E. DiSalvo, second by C. Molyneaux*) Motion carries 4-1-0 with B. Nneji opposed

- 3.3. **If Public Hearing is Closed: SP-24-14; 7 Golf Court:** Special permit Application (Per RZR 9.2.A and 3.4.C.2) for inground pool in front yard. *Owner: Gary Collinge-Mandel & Naomi Riek; Appl: Sean Jancski.*  
<https://ridgefieldct.portal.opengov.com/records/96388>

Motion to approve (*Maker: R. Hendrick, second by C. Molyneaux*) Unanimous Approval

- 3.4. **If Public Hearing is Closed: SP-24-15: 653 Branchville Rd.** Special Permit Application (Per RZR 9.2.A and 7.5.D.4.1.) for excavation and grading related to pond dredging. *Owner: Candees Branch LLC; Appl: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/96633>

Chair Hendrick stated that the applicants are doing a great thing for the pond. The plan is very responsible and well thought out.

Motion to approve with conditions drafted by staff and applicant add documents to application that were discussed at meeting (*Maker: R. Hendrick, second by B. Nneji*) Unanimous Approval

- 3.5. **If Public Hearing is Closed: SP-24-17; 426 Main St:** Special Permit Application (Per 9.2 A and 5.1.D.6) for converting a commercial office to residential on second floor. *Owner: Reg-UB Properties, LLC; Appl: Charles Lichtenauer.* <https://ridgefieldct.portal.opengov.com/records/96738>

Public Hearing continued.

- 3.6. **If Public Hearing is Closed: A-24-1: Regulation Text Amendment** (per PZR 9.2.B) to allow for Area Median Income with a restriction “in perpetuity” in lieu of State Median Income with a restriction of 40 years. *Commission initiated.* <https://ridgefieldct.portal.opengov.com/records/96744>

Public Hearing continued.

- 3.7. **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.]

No update. Mr. Autori’s letter will be attached to this item.

#### 4. NEW BUSINESS

- 4.1. **SP-24-19; 61 Lee Rd:** Special Permit Application (Per RZR 9.2.A and 3.4.C.2) for an accessory structure in the front yard. *Owner: George Craig and Susan Craig, Appl: Jeff Mose. For receipt and scheduling a sitewalk and Public Hearing. (Staff suggests sitewalk on July 7 and Public Hearing July 16th)*  
<https://ridgefieldct.portal.opengov.com/records/97044>

Motion to receive, schedule sitewalk on July 7 and Public Hearing on July 16<sup>th</sup> (*Maker: B. Nneji, second by E. DiSalvo*) *Unanimous Approval*

- 4.2. **SP-24-20: 3 Big Shop Lane:** Revision to a Special Permit Application (Per 9.2A and 5.1.D.1) for after the fact addition of enclosed pergola and vestibule. *Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich. For receipt and scheduling a sitewalk and Public Hearing. (Staff suggests sitewalk on July 7 and Public Hearing on July 16<sup>th</sup>)* <https://ridgefieldct.portal.opengov.com/records/97320>

Motion to receive, schedule sitewalk on July 7 and Public Hearing on July 16<sup>th</sup> (*Maker: B. Nneji, second by E. DiSalvo*) *Unanimous Approval*

- 4.3. **VDC-24-13: 3 Big Shop Lane:** Revision to Village District Application (Per RZR 8.3 and 5.1.B) for after the fact permit for pergola and vestibule and sign-Terra Sole. *Owner: 1-7 Big Shop Group LLC; Appl: Scott Yandrasevich. For receipt and scheduling a sitewalk and discussion. (Staff suggests sitewalk on July 7 and discussion on July 16<sup>th</sup>).* <https://ridgefieldct.portal.opengov.com/records/97342>

Motion to receive, schedule sitewalk on July 7 and discussion on July 16<sup>th</sup>. (*Maker: B. Nneji, second by E. DiSalvo*) *Unanimous Approval*

- 4.4. **SP-22-5; 41 Governor Street: Bond Release Request** for the amount posted for performance bond for erosion and sediment control. *Owner: Boys and Girls Club of Ridgefield Inc. Applicant: Robert Jewell.* <https://ridgefieldct.portal.opengov.com/records/86725>

Motion to approve (*E. DiSalvo, second by R. Hendrick*) *Unanimous*

4.5. **Approval of Minutes**

- 4.5.1. [Meeting Minutes](#) –June 4, 2024

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

**5. ADJOURN**

Meeting adjourned at 8:47 pm.

Submitted by Misty Dorsch,  
Recording Secretary

**FOOTNOTES:**

RZR = Town of Ridgefield Zoning Regulations  
CGS = Connecticut General Statutes