



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION UNAPPROVED/UNREVISED MEETING MINUTES

These minutes and motions (votes) are a general summary of the meeting. This is not a verbatim transcription.

Tuesday, December 3, 2024

Present:

IN PERSON

Robert Hendrick, Chair
Joseph Dowdell, Vice Chair
Sebastiano D'Acunto
Ben Nissim
Chris Molyneaux
Elizabeth DiSalvo
Joseph Sorena
Ben Nneji

VIRTUAL

Also Present: Alice Dew, Director, Planning and Zoning

Absent: Mariah Okrongly

1. CALL TO ORDER

Robert Hendrick, Chair, called meeting to order at 7:04 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.

1.4. [Approval of 2025 Calendar](#)

Motion to approve 2025 calendar (Maker: C. Molyneaux, second by B. Nneji) Unanimous Approval

2. NEW BUSINESS

2.1. **VDC-24-21: 385 Main Street:** Village District Application (Per 8.3 and 7.2.E) for replacement of sign "Ridgefield Ace Hardware". Owner: Ridgefield 385 Main Street LLC; Appl: Ashlea Andrews. For receipt and referral to AAC/VDC. Staff suggests to schedule discussion on December 17, 2024
<https://ridgefieldct.portal.opengov.com/records/99317>

Motion to receive, referral to AAC/VDC and discussion on December 17 (Maker: B. Nneji, second by C. Molyneaux) Unanimous Approval

2.2. **MISC-24-10: 58 Prospect Ridge and 62 East Ridge:** Pre-submission concept for multi-family development. Owner: Thomas Montanari; Applicant: Robert Jewell. For discussion.
<https://ridgefieldct.portal.opengov.com/records/99327>

Applicant was not in attendance. Staff spoke with Attorney Jewell and he would like to defer conversation until January.

2.3. Informal discussion of 58 Prospect Ridge (A-24-2, RZ-24-1, and SP-24-21) denials.

This is a review of the Resolution of Denial which has been drafted by staff. Purpose is to make sure Commissioners are happy with the language as to the reasons of denial. Commissioner D'Acunto suggested some revisions including the text change benefiting one owner and traffic issues. Commissioners will email Alice Dew with any other language concerns. Staff will update Resolution of Denial and present at next meeting.

2.4. Development Moratorium. For discussion and possible action.

Chair Hendrick stated there have been concerns on whether Planning and Zoning Regulations are sufficient in terms of how they are set in regards to large scale developments. There have also been concerns regarding town infrastructure, traffic, sewer capacity, sufficient experts/peer review. There are towns in CT that have put in temporary moratoriums which include Brookfield, Cheshire and Farmington. Moratoriums need to be temporary in time and limited (targeted to certain areas). Chair Hendrick presented a draft of an amendment change that suggests a moratorium. There was discussion of the drafted amendment. POCD and affordable housing were discussed.

Motion to receive drafted regulation amendment as a Regulation Amendment Application initiated by Commission and to schedule Public Hearing on January 7, 2025. Referral requested from Board of Selectperson, Police Commission, WPCA, Historic Commission, Affordable Housing Committee, and ECDC (Maker: S. D'Acunto, second by J. Sorena) Unanimous Approval

2.5. Election of Officers

Motion to name Robert Hendrick as Chair and Mariah Okrongly as Vice Chair (Maker: J. Dowdell, second by E. DiSalvo) Unanimous Approval

2.6. Approval of Minutes

4.1.1: [Meeting Minutes](#): November 19, 2024

Motion to approve with amendments as needed (Maker: E. DiSalvo, second by C. Molyneaux) Unanimous Approval

3. Adjourn

Meeting adjourned at 7:54 PM

Submitted by Misty Dorsch,

Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes