
Subject: Letter Regarding 8-30g Peer Review Requirements and 27 Abbott Avenue

From Wayne Addressi <waddressi@addressi.net>

Date Wed 9/23/2026 2:29 PM

To Aarti Paranjape <zoning@ridgefieldct.gov>

Cc Misty Dorsch <pzadmin@ridgefieldct.gov>; Rudy Marconi <torfirstselectperson@ridgefieldct.gov>

 1 attachment (57 KB)

September 23 8-30 G submission.docx;

Dear Ms. Paranjape,

I've attached a letter addressed to the Planning and Zoning Commission and the Board of Selectpersons. It asks the Commission to adopt a standing requirement for town-selected, applicant-funded independent peer review of all CGS 8-30g applications, covering stormwater, traffic safety, and fire protection alongside the Fire Department's review. It also asks that this standard be applied to the anticipated application for 27 Abbott Avenue.

I beleive i covered an issue here that may not exist as of yet, so I hope this is not redundant.

I would be grateful if you could share the letter with the Commission and, once an application for 27 Abbott Avenue is filed, enter it into that record.

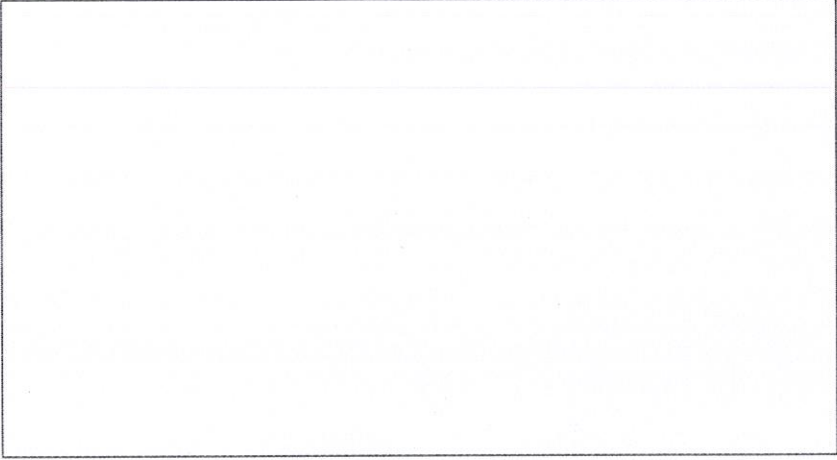
I look forward to your office's review and response, and I'm happy to discuss it at your convenience.

Respectfully,

Wayne Addressi
President, Addressi Jewelers Incorporated
Managing Member, Addressi Square LLC
387 Main Street, Ridgefield, CT 06877
(203) 438-6549

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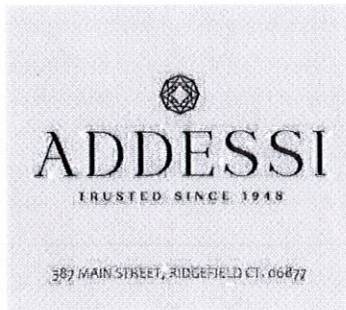


**Wayne Addressi | President |
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September 23, 2026

Aarti Paranjape, Director of Planning and Zoning
Ridgefield Planning and Zoning Commission
Town Hall Annex, 66 Prospect Street
Ridgefield, CT 06877

Mr. Rudy Marconi, First Selectperson, and Members
Ridgefield Board of Selectpersons
Town Hall, 400 Main Street
Ridgefield, CT 06877

Re: Request for a standing, applicant-funded independent review requirement for all CGS 8-30g applications, and its immediate application to 27 Abbott Avenue

Dear Ms. Paranjape, First Selectperson Marconi, and Members of the Commission:

I write as a long-standing Ridgefield business owner and property owner to ask the Commission and the Board of Selectpersons to adopt a clear, standing requirement.

Every affordable housing application filed under CGS Section 8-30g should receive independent, town-selected **expert review**, paid for by the applicant, before the public hearing closes. I ask that this standard be applied now to the anticipated application for 27 Abbott Avenue.

This request is not opposition but great concern of the legal tools and knowledge our commission needs to have to legally apply restrictions and or denials due to what is permitted by law. . It is about making sure that when the Town raises a genuine public safety concern, the record can survive a court appeal, and that Ridgefield taxpayers do not bear the cost of building that record.

Why this is needed now

Under 8-30g, the burden of proof falls on the Town. On appeal, the Town must show from the record that a decision was necessary to protect a substantial public interest in health or safety, that the interest clearly outweighs the need for affordable housing, and that the concern cannot be addressed through reasonable changes to the project.

Recent experience shows how demanding that standard is. In May 2026, the Superior Court reversed the Inland Wetlands Board's unanimous denial of the 27 Abbott Avenue proposal. It ***found that the record did not establish either the likelihood or the nature of the harm.*** On June 26, 2026, the same Board lost a second, unrelated appeal, with the ***court finding that its stated reasons were not supported by substantial evidence of an adverse impact.*** In both cases the Board acted conscientiously, and in the Abbott Avenue matter it even retained peer reviewers. ***The lesson is that the Town's expert reports must specifically identify and quantify the likely harm. General concern, however sincere, does not hold up.***

The Town already has the authority

Ridgefield Town Code Chapter 170, adopted under CGS Section 8-1c, authorizes the Commission to set and collect reasonable fees for processing land use applications. The Subdivision Regulations already allow the Commission to require a deposit of 150 percent of estimated consultant fees. The Special Permit checklist already requires a Fire Marshal report and allows the Commission to require additional data where unusual drainage or topographic conditions exist. Other Connecticut towns, including Milford, Wilton, and Greenwich, have used applicant-funded peer review in their land use proceedings. To my knowledge, Ridgefield does not yet have a firm rule that this review happens on every 8-30g application.

Requested action by the Planning and Zoning Commission

1. Adopt, by zoning text amendment, a requirement that for any 8-30g application above a modest threshold (for example, five or more units):
 - a. the Commission selects independent peer reviewers for stormwater and drainage and for traffic safety, and for fire protection where building height or site access warrants it;
 - b. the applicant funds these reviews through an escrow deposit made before the public hearing opens;
 - c. a written, site-specific report from the Fire Marshal and Fire Chief is entered into the record before the hearing closes, supported where warranted by an independent, town-selected fire protection engineer whose review is funded by the applicant and coordinated with the Fire Department's findings; and
 - d. each reviewer is instructed to state whether any adverse impact is likely and to describe its nature and extent, so the record meets the standard the courts apply.

2. Apply this standard to 27 Abbott Avenue. At the July 28 pre-application review, the Chair stated that the proposal would require independent peer review of its traffic and stormwater analyses and advised the applicant to meet with the Fire Department. Commissioners raised emergency vehicle access, peak stormwater discharge, flooding near Gilbert Street, parking, snow removal, and deliveries. I respectfully ask that the following be in the record before any hearing on this application closes:
 - a. A written report from the Fire Marshal and Fire Chief addressing, for this specific site: apparatus access to all exterior walls, aerial ladder setup and reach to the third story, turnaround space, hose lay distance, and sprinkler and standpipe requirements. Given the constrained half-acre lot and three-story building, I ask that this report be supported by an independent, Connecticut-licensed fire protection engineer, selected by the Commission and funded by the applicant under CGS 8-1c. That engineer should use the Ridgefield Fire Department's actual apparatus specifications and coordinate with the Fire Marshal before the hearing.
 - b. Town-selected, applicant-funded peer review of the stormwater design. It should model peak runoff for the 25-year and 100-year storms and compare the added flow reaching Gilbert Street with the capacity of the downstream drainage system.
 - c. Town-selected, applicant-funded traffic safety review. It should address driveway sight distances, pedestrian safety on Abbott Avenue, and whether overflow parking would obstruct emergency vehicles.
 - d. Written confirmation from the Water Pollution Control Authority on sewer capacity, and a current hydrant flow test near the site.

Requested action by the Board of Selectpersons

3. Direct the Department of Public Works and the Town Engineer to compile the documented flooding history for the Gilbert Street area, including dates, complaints, photographs, and road closures. The First Selectperson has stated publicly that this area has flooded and will flood. That knowledge should be entered into the record as documented evidence.
4. Make sure the Fire Department and Town Engineer have the time and support to prepare site-specific reports for 8-30g applications, and that land use counsel is engaged early. Counsel can help ensure the Commission's written findings tie each reason for its decision to specific evidence in the record.
5. Continue to pursue the affordable housing points needed for an 8-30g moratorium, as New Canaan has done and Wilton is now working toward, so that Ridgefield regains more control over its own planning.

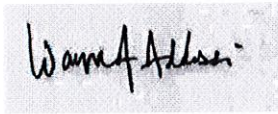
Ridgefield's volunteer boards and professional staff work hard.

This proposal simply gives them the tools to protect public safety in a way the courts will respect, at the applicant's expense rather than the taxpayers.

I would welcome the opportunity to speak on this at an upcoming meeting and ask that this letter be entered into the record for 27 Abbott Avenue once an application is filed.

Thank you for your consideration.

Respectfully,

A rectangular area containing a handwritten signature in black ink. The signature appears to read "Wayne Addessi".

Wayne Addessi
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Managing Member, Addessi Square LLC
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