

Town of Ridgefield
Parking Authority Meeting
October 17, 2024 – 8:00 a.m.
Town Hall Lower Level Small Conference Room, 400 Main Street, Ridgefield, CT
MEETING MINUTES - APPROVED

Members present: J. Wilmot, E. Burns, M. Recck

Members absent: None

Also Present: L. Yarrish, Parking Enforcement Officer

Chairman Recck called the meeting to order at 8:08 a.m.

1. Approval of minutes from August 23, 2024. Mr. Recck moved, and Ms. Wilmot seconded, approval of minutes for 8/23/24. Motion passed 3 – 0. Please note: September meeting was cancelled due to lack of a quorum.
2. Parking Enforcement Officer report: Mr. Yarrish reported that violations have been up and down, with some days town has been quiet and relatively few tickets issued. He also reported that L. Fernandez is still waiting for a second bid for lot striping, which was expected today.
3. CVS/USPS lot discussion
 - a. USPS follow up with Blumenthal. Mr. Recck reported that Lisa Quatrocchi, the owner of the CVS/USPS lot, has reviewed the proposed plan for reorganizing the lot, including the vacant lot next to the post office, and she is ok with the plan. The next steps will be getting USPS approval with the assistance of Senator Blumenthal. Ms. Quatrocchi recently visited the property and saw the large number of cars parked in the USPS lot.
 - b. License agreement amendment. No progress.
4. Review draft agreements
 - a. Regency Centers, 404-424, 424R & 426 Main Street. Ms. Burns will initiate discussions with Regency. They need to educate their tenants, in particular new tenants, about where they and their employees should park (town-owned Governor Street lot). Parking for residential tenants is an on-going issue. Many park in the Bailey Avenue municipal lot, where overnight parking is prohibited. Mr. Recck suggested that perhaps the 12 spaces behind 426 Main Street could be reserved for residential tenants with appropriate signage. This will be an ongoing issue as more 2nd floor offices are converted to residential use. The residential tenants' parking requirements need to be accommodated.
 - b. Fairfield County Bank Insurance Services, 401 Main Street. The agreement was signed by FCBIS, however, they changed the number of landlord permits from our proposal (5), to 13, with just 2 town permits. Since there are only 15 spaces in total, it makes no sense for the town to continue monitoring the lot – with so many landlord permits, the lot does not offer any parking for the public. Mr. Yarrish reported that the lot is nearly always full, and he rarely issues tickets since all of them have permits. Consequently, the lot will no longer be monitored by the town since there is no Agreement in place. Mr. Recck will notify them.

5. 440 Main Street/Willett. Mr. Beswick (the property owner) expressed his frustration (in an email to Ms. Burns) with the lack of response to the re-striping of his lot under the Agreement, and indicated he planned to terminate the License agreement with the town. The PA believed it was the town's responsibility, but Jake Muller and Ms. Fernandez decided it was not the town's responsibility because it was new striping, not re-striping. It was a minor change to comply with ADA requirements. PA members disagree with that decision. The PA members then discussed what our "authority" really is. When any changes are made to fines, permit fees, etc, the PA was required to seek approval from the Board of Selectmen. The Town ordinance regarding the PA reads as follows:

§ 12-4 Powers.

The Parking Authority shall have the power to establish rules and regulations for the parking of motor vehicles within the Town. The Parking Authority shall have the ability to levy fines and lay out parking areas. The Parking Authority does not have the power to purchase or install parking meters.

Mr. Recck will schedule a meeting with First Selectman Marconi to discuss.

6. 3 Big Shop Lane discussion. Mr. Recck reported that he heard from Town Planner Alice Dew that 2 special permits are pending, and that the parking spaces in front of the building will be restored. Mr. Recck told her we had no further comments on the applications.

7. Fairfield County Bank Main Street Branch conversion. Ms. Burns received an email from the bank indicating their existing parking spaces will be more than adequate for the number of employees who will be working in the building. This item will be eliminated from future agendas.

8. Parking Data review. In the month of September, there were 122 Branchville train station daily parking fees charged, and 143 violations downtown. 96 of the violations were for overtime parking. 11 were issued for parking in an EV space without charging (this would include non-EVs parking in the designated EV spaces).

Adjournment. Ms. Burns moved, and Mr. Recck seconded a motion to adjourn at 9:28 a.m. Motion approved 3 – 0.

Respectfully submitted,

Ellen Burns