



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION

APPROVED/REVISED MEETING MOTIONS AND MINUTES

Hybrid Webinar (Zoom and In Person)

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

Tuesday, January 17, 2023

Present:

IN PERSON

Robert Hendrick (Chair)
John Katz
Mariah Okrongly
Elizabeth DiSalvo
Susan Consentino
Christopher Molyneaux

VIRTUAL

Ben Nneji
Joseph Dowdell (Vice Chair)

Absent:

Joe Sorena

Also Present: Alice Dew, Director of Planning & Zoning

1. CALL TO ORDER.

Chairman Hendrick called meeting to order at 7:00pm and quorum was established.

1.1. Distribution of agenda & previous minutes: [Correspondence | Ridgefield CT](#)

T. O'Connor re: 63-67 Prospect St. email dated 1/9/23

J. Shaw re: 63-67 Prospect St., dated 1/12/2023

1.2. Approval of agenda

2. PUBLIC HEARINGS

2.1 SP-22-22: 353 Main Street; Revision to Special Permit Application (per RZR 9.2.A) to operate RCK preschool at St. Stephen's Church in RA Zone. *Owner: St. Stephen's Episcopal Church of Ridgefield. Applicant: Rebecca Nickles.*

<https://ridgefieldct.viewpointcloud.com/records/89750>

Preschool currently has 47 students and hours are 8:30-2:30. 82 parking spots including one handicapped. No current plans for revisions other than playground in order to bring up to state code. Kevin Kingman from public spoke in support of preschool. Public hearing was closed.

Motion to approve. (Maker: J. Katz; Second by M. Okrongly) unanimous approval.

3. OLD/CONTINUED BUSINESS

3.1 Discussion of Litigation/Potential Resolution re: 63-67 Prospect Street

Email received from January 9 and January 12 are part of record. Discussion was had regarding sitewalk of 63-67 Prospect Street and what was seen on sitewalk does not seem feasible as to

landscaping between Wisteria and the 63-67 Prospect Street properties. Commissioners questioned which trees were staying and which were being replaced when walking the property. Megan Miles of Carmody Torrance Sandak & Hennessey, LLP spoke about the updated landscape plan. There was discussion regarding smaller trees being planted on the Wisteria Lane side and larger 10 foot trees being planted along Mr. Jaber's property. Chair Hendrick stated that he was hearing from the commissioners that they do not seem satisfied with the landscaping plan and he would encourage applicant to look yet again at the plans to improve impact on Wisteria Lane neighbors. J. Katz agreed. M. Miles requested all concerns on table so this can be wrapped up.

Public spoke with concerns of smaller trees being planted along Wisteria property line as well as the proximity of trees and decks to the property line.

P. Cockerill of 71 Prospect also spoke in regards to his property line being shielded appropriately.

A draft of the settlement was sent to Planning and Zoning Commissioners at 5:00 on day of meeting and they did not have time to review prior to meeting. Commission will review draft and continue at the February 7th meeting.

4. PUBLIC HEARINGS

4.1 A-22-6: Regulation Text Amendment (per PZR 9.2.B) for Section 7.3.C.1- Parking in the CBD Zone. *Commission initiated.* <https://ridgefieldct.viewpointcloud.com/records/89749>

Chair Hendrick moved to Continue the Hearing for A-22-6.

Members of Commission still felt the wording was unclear. S. Consentino and E. DiSalvo will work on wording prior to next meeting. *To be continued on February 7, 2023.*

5. NEW BUSINESS

5.1 VDC-22-11: 1 Bailey Avenue; Village District Applications (per RZR 8.3 and RZR 5.1.B of the Town of Ridgefield Zoning Regulations for installing a building sign "CY collective" in the CBD Zone. Owner: Urstadt Biddle Properties Inc. Applicant: Lina Zhang.

<https://ridgefieldct.viewpointcloud.com/records/89970>

Motion to receive (Maker Christopher Molyneaux; Second J. Katz) unanimously passed.

Scheduled for February 7 meeting.

5.2 Discussion of Electrical Vehicle Charging Stations as per P.A. #22-25, Section 5.

A. Dew asked if the Energy Commission has reviewed the Public Act. E. DiSalvo said it was a good idea. Joe Dowdell volunteered to look into this and Elizabeth DiSalvo will bring to Energy Commission.

Discussion to be continued on February 7 – next regular meeting.

5.3 Approval of Minutes

- Regular meeting- January 3, 2023

Move to approve. (Maker J. Katz; Second by S. Consentino) Approval 7-0-1 with M. Okrongly abstaining.

- Special meeting- January 8, 2023

Move to approve. (Maker J. Katz; Second by S. Consentino) Approval 7-0-1 with M. Okrongly abstaining.

6. ADJOURN

Chair Hendrick adjourned meeting at 9:03pm.

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes