



**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 February 7, 2023 Present: **IN PERSON** **VIRTUAL**
Robert Hendrick (Chair) Ben Nneji
Joseph Dowdell (Vice Chair) Joseph Sorena
John Katz
Mariah Okrongly
Elizabeth DiSalvo
Christopher Molyneaux
Susan Consentino (7:04)

Also Present: Aarti Paranjape, Zoning Enforcement Officer

1. CALL TO ORDER

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

1.1. Distribution of agenda & previous minutes.

1.2. Distribution/acknowledgement of correspondence
Acknowledgement of documents submitted for A-22-5.

1.3. Approval of agenda

2. PUBLIC HEARINGS

2.1. **(Contd.) 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>

Commission has discussed at previous meetings and a new draft was submitted. E. DiSalvo has attempted to make the Amendment wording clearer. Chair Hendrick gave a background to parking in the CBD zone. Chair Hendrick noted that there was not a change to policy, just change in wording. No additional comments from public was made.

Public hearing closed at 7:12 pm.

2.2. **(Contd.) A-22-5:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 4.6 and Section 8.8 for Inclusionary Zoning. *Commission initiated.*

<https://ridgefieldct.viewpointcloud.com/records/89747>

28 new documents added to the website since the last public hearing. Documents are from K. Carr, J. Tartaglia, T. Vilinskis and staff. Chair Hendrick recapped what Inclusionary Zoning is

as well as what commission is intending to do. Question was asked how the commission came up with 15%. Chair Hendrick responded that they looked at neighboring towns. There was discussion regarding fee in lieu for single family home project. It was also suggested that commission not allow multi-family buildings in all zones, and for P & Z to do a semi-annual assessment going forward to see if there is need for affordable housing. It was commented that avoiding 8-30g is simply impractical. It was suggested again that the definition of affordable be a regional standard versus state standard. Discussion was had regarding Affordable Housing trust funds. Currently the draft says affordable units should qualify under the state's definition and it could be at the 80% or 60%. Chair Hendrick explained Planning and Zoning Commission votes for the adoption of this regulation. There was discussion about the commission's ability to provide small waivers such as parking. Chair Hendrick explained the reason for an incentive is to give developers and the commission opportunity to negotiate so they don't resort to 8-30g.

Question was raised by M. Okrongly whether BOS or Affordable Housing Committee has commented. Chair Hendrick stated that the Affordable Housing Committee has already gone on record and Mr. Goldenberg has written a letter. P&Z has heard from three other members as well. As for BOS, the Planning and Zoning sent a referral on November 29 and hasn't heard anything formal back.

M. Okrongly thinks it's important that BOS comment for or against the work the P&Z commission is doing. S. Consentino said she doesn't think they are going to get to the moratorium with just this. This is a tool and she is not under the impression this is going to solve the problem. They want to keep it going in right direction. S. Consentino wants public to know that the P&Z Commission is going to have a heartfelt conversation and take public input before any further drafting or vote is done.

Public hearing opened December 27, 2022 and continued to February 7, 2023. The commission does not have to abide by the 65 day rule. Once public hearing is closed, the public hearing cannot be opened again. Commission can work with staff.

Public hearing closed at 8:50 pm. Motion to close public hearing. (Maker J. Katz; Second by C. Molyneaux) Approval 8-0-1; M. Okrongly nayed.

3. OLD/CONTINUED BUSINESS

- 3.1. If Public Hearing is Closed: (Contd.) 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>

Motion to approve as submitted. (Maker J. Soreno; Second B. Nneji) Unanimous Approval

- 3.2. If Public Hearing is Closed: (Contd.) A-22-5:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 4.6 and Section 8.8 for Inclusionary Zoning. *Commission initiated.*

<https://ridgefieldct.viewpointcloud.com/records/89747>

Motion to approve by C. Molyneaux, not seconded.

Discussion ensued and continued to next regularly scheduled meeting.

Motion to continue discussion to next regular meeting. (Maker E. DiSalvo; Second by J. Dowdell) Approval 8-0-1; C. Molyneaux nayed

- 3.3. **VDC-22-11: 1 Bailey Avenue; Village District Application** (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>
AAC approved the sign and awning. Commission approved as submitted.
Motion to approve (Maker J. Katz; Second E. DiSalvo) Unanimous Approval
- 3.4. **MISC-23-1: Discussion of Electrical Vehicle Charging Stations** as per P.A. #22-25, Section 5. <https://ridgefieldct.viewpointcloud.com/records/90372>
Energy commission reviewed, felt forcing EV chargers in all public lots is a burden for non-EV drivers and suggested keeping it in new residential zones for now. State act now requires certain amount for all new development. Energy commission suggested sticking to state mandate for commercial. Keep as discussion but requests that P&Z office start to work on a draft.
Continued to next regular meeting.
- 3.5. **Discussion of Litigation/Potential Resolution** re: 63 Prospect Street
<https://ridgefieldct.viewpointcloud.com/records/90117>
New plan was submitted on Friday. Megan Miles, of Carmody Torrance Sandak & Hennessey, LLP, spoke regarding concerns of last meeting being primarily about all property lines having the same plantings of equal size as well as maintenance being provided on arborvitaes on all sides and not just property line along 71 Prospect. The new plan that was submitted Friday has been revised with all property lines having green giant arborvitaes 10-12 feet tall at planting and client is willing to add maintenance for 5 years to the draft along all property lines. M. Miles’ understanding is some trees may obstruct construction. Some trees were previously planted by Wisteria Gardens on the subject’s property. Question was raised as to when trees would be planted. Discussion of when trees would come down and if it is possible to remove them as late as possible during building process. It was also mentioned that there is a time of the year for trees to be planted for best growth.
Motion to recommend to the Zoning Board of Appeals, the landscaping plan, and the willingness of Planning and Zoning Commission to accept a settlement subject to the drafting of council on the recommendations, and inclusion of landscape architect supervision to protect/supervise all planting. (Maker: J. Katz; Second by E. DiSalvo) motion carries unanimously

4. New Business

- 4.1. **SP-23-1: 132 Main Street: Revision to Special Permit Application** (per RZR 9.2) for the improvements to parking and vehicular areas and related site improvements, including walkways, planting and lighting. *Owner: Keeler Tavern Preservation Society Inc. Applicant: Robert Jewell. For receipt and scheduling a discussion.*
<https://ridgefieldct.viewpointcloud.com/records/90309>
Motion to receive (Maker J. Dowdell; Second by E. DiSalvo)
Scheduled for February 21 meeting. Individual sitewalk.
- 4.2. SB-915: An Act concerning variances by ZBA.
Continued to February 21, 2023.
- 4.3. Approval of Minutes

4.3.1. Regular Meeting – January 17, 2023

4.3.2. Special Meeting – January 31, 2023

4.3.3. Sitewalk and Special Meeting Minutes

Motion to approve all minutes (Maker J. Katz; Second by B. Nneji) unanimously passed.

5. Other Business

Appointment of A. Paranjape as Zoning Enforcement Officer

Motion to appoint Aarti Paranjape as Zoning Enforcement Officer (Maker J. Katz; Second by J. Sorena) unanimously passed.

6. Adjourn

Chair Hendrick adjourned meeting at 9:42pm.

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes