



**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 21, 2023 Present:

IN PERSON

Robert Hendrick (Chair)
Joseph Dowdell (Vice Chair)
John Katz
Elizabeth DiSalvo

VIRTUAL

Ben Nneji
Susan Consentino
Christopher Molyneaux

Absent: Mariah Okrongly and Joseph Sorena

Also Present: Alice Dew, Director of Planning and Zoning

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:05 and quorum was established.

1.1. Distribution of agenda & previous minutes.

1.2. Distribution/acknowledgement of correspondence

No new correspondence

1.3. Approval of agenda.

Chair Hendrick would like to add, if no objection, the following to New Business: SP-23-2; 10 Kingswood Ln. for pool in front yard and SP-23-3; 967 Ethan Allen Highway for an addition. No objection and will be added to agenda.

2. OLD/CONTINUED BUSINESS

2.1. **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.*

<https://ridgefieldct.viewpointcloud.com/records/90309>

R. Jewell spoke regarding Keeler Tavern. Keeler Tavern has operated as a museum since about 1966. In 2016 when the two properties were merged back together the vehicular parking remained unchanged. Overhead view from Ridgefield GIS system was shown. Parking will be formalized as well with lighting and walkways. Applicant abandoning the use of the private road known as Kent Ln. which will keep traffic off this residential road. Stormwater management plan was discussed. There are offsite wetlands which needed approval from Inland Wetlands Board and was obtained in June of last year. Since the property is within historic district, approval by the Historical District Commission was granted in November, 2022. Site plan presented has 65 spaces with 3 handicapped spaces.

Steve Sullivan, Project Engineer, spoke. Keeler Tavern has approximately 3.8 acres consisting of several buildings, stone walls, 3 driveways on Main Street, gravel parking spaces, and wetlands in NE corner. Most of property, outside of buildings, is grass and pocket wooded areas. Keeler Tavern would like to reconfigure and improve driveways and walkways. The 3 existing driveways will remain same with improvements to the entrance. Stormwater management was discussed. There were meetings with neighbors in which the neighbors requested if Keeler Tavern could discharge through an easement that a neighbor, Mr. Lecher owns. Impervious coverage was discussed, which is mainly additional parking and walkways.

Craig Studer, retired landscape architect, spoke regarding landscaping and outside lighting. The lights in the trees are being replaced and will shine down with shields. The tree lights will be adjustable in intensity. Existing lighting on southeast corner is on motion detector and will remain. There are some pole lights that have historic character on property that will remain.

Chair Hendrick inquired about the lights in the trees being 30K. C. Studer explained the lights in the trees can be adjusted down on the Kelvin Scale. The Kelvin Scale is the intensity of light.

S. Consentio asked a question regarding runoff through Mr. Lecher's property. S. Sullivan explained the runoff goes to the south. This runoff is not in any aquifer protection area.

Mr. Lecher spoke and complemented Keeler Tavern. Neighbors have requested easements and Tavern granted request. Mr. Lecher is in favor of application.

Parking of busses was discussed. S. Consentino asked if they could park busses somewhere else after dropping off. Chair Hendrick restated the concern of a bus being there for an extended period of time. Chair Hendrick asked R. Jewell is he was ok with limiting the type of bus to a school bus in terms of parking in School Bus Drop Off Area as per submitted plans. Chair Hendrick clarified if representatives of Keeler Tavern would prefer limiting the type of bus vs. having a condition that limited the length of time of parking a bus.

Motion made to approve application with the following conditions:

- The conditions are for tour busses to drop off only and school busses may park while children tour.
- Approving higher than 14 feet, but no higher than 24 feet, for the light fixtures in the trees as per plan.

(Maker: J. Katz, Second: E DiSalvo) Approval 6-0-1 with C. Molyneaux abstaining.

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://ridgefeldct.viewpointcloud.com/records/89747>

Chair Hendrick asked commissioners for thoughts of draft. A brief recap of some of the concerns that were heard from the public was given which included items such as whether or not to include all zones, number of units and fee in lieu of. Sewer and transportation issues were discussed. Commission willing to look at map and look into different options. Key question is whether to include small projects.

E. DiSalvo discussed Accessory Dwelling Units.

2.3. (Continued) Discussion re: local implementation of Public Act 22-25, section 5(c), concerning electrical vehicle charging stations at commercial or multi-occupant buildings.

<https://ridgefeldct.viewpointcloud.com/records/90372>

The question for the commission is should our regulation be adjusted to comply with state law or should it be higher.

A. Dew brought up staff report regarding what other towns are doing.

Next meeting will target for actual draft prior to public hearing.

2.4. Discussion and possible action re: bills under consideration at 2023 General Assembly legislative session.

Two pieces of legislation to look into. First is the “Fair Share” housing bill which Chair Hendrick gave a summary of. Chair Hendrick will work with A. Dew to draft a letter for testimony by March 7. Will keep commission informed.

A summary of Work, Live, Ride was then given. If want to hear from DeSegregateCT we can invite them.

Links will be put online for public to see. Links take you to CT’s general assembly bill tracker so you can look at individual bills.

3. New Business

Two items were added.

- SP-23-2 10 Kingswood Ln. Pool in front yard.
Motion to receive (Maker: J. Katz; Second B. Nneji) unanimously passed.
Sitewalk scheduled for March 12 and Public Hearing for March 21.
- SP-23-3: 967 Ethan Allen Highway-Hoo Doo Brown’s. Addition for smokers.
Motion to receive (Maker: J. Katz, Second: J. Dowdell) unanimously passed
Sitewalk scheduled for March 12 and Public Hearing for March 21.

3.1. Approval of Minutes

3.1.1. Regular Meeting – February 7, 2023

Motion to approve with revisions (J. Katz; Second E. Disalvo) unanimously passed.

4. Adjourn

Chair Hendrick adjourned meeting at 9:23 p.m.

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes