



**Town of Ridgefield
Public Safety Facilities Committee
Minutes
APPROVED**

April 30, 2026 7PM

ANNEX, Large conference room, 66 Prospect Street, Ridgefield, CT

Please note – these minutes are not verbatim.

Committee Members Present: Pamela Dunaway, Denis Graves, Wally Martinez (telephone), Adam Safir, Stephen Scalzo, Ed Tyrrell

Committee Members Absent: David Brickley.

Presenters in Attendance: Robert Hendrick, Chair of Planning and Zoning Commission

Adam Safir called the meeting to order at 7 pm.

1. **Public Comment** – Jim Murphy, Barrack Hill Road, asked if anyone has visited the Wilton Police Department and why Ridgefield PD needs such a much larger facility. Adam Safir responded that there has been a visit and comparison analysis. However, the committee can't speak for the Police Department. Kirk Carr, Prospect Ridge, reiterated an email he sent this committee about using JD Consulting for some of the assessments instead of KBA.
2. **Planning and Zoning briefing** – Mr. Hendrick provided a background on the Planning and Zoning Commission authority, members, expertise, and charge. He explained the permitting process, special permitting, and appeals. Adam Safir asked that considering the committee's charge, what would be the smoothest process for the committee to get P&Z input with the different scenarios the committee will craft and analyze. Mr. Hendrick offered P&Z resources such as staff for project advice and the GIS. He suggested that if the committee has a list of properties, the staff can provide details about each property and what characteristics and permit requirements could impact the viability of each property. Wally Martinez commented that the GIS is available to the public so the community can follow along with the committee's review. UCONN also has publicly available Wetlands data which P&Z and the committee would be using. Mr. Hendrick added that there are several other data sources available from the state, which P&Z can help navigate. Wally Martinez asked if P&Z worked with the Wetlands Board or

if the committee will navigate two separate tracks. Mr. Hendrick explained that those are two separate and distinct required areas of review. He explained the different purviews of each. Wally Martinez also asked the P&Z speed of review. Mr. Hendrick explained that there is high pressure to accelerate housing development. The P&Z must look to rezone space for development. Adam Safir asked for input from the Plan of Community Development (POCD). Mr. Hendrick suggested looking to the current plan. He added that most updates will pertain to demographics. Pamela Dunaway asked if P&Z could share those updates with this committee especially if they go against current census data trends. Then Pamela Dunaway asked if the state statute has any time limits for projects. Mr. Hendrick explained that state statute has a strict timeline for setting a public hearing, deliberating, closing the public comment period, and rendering a decision. Extensions are allowed. He suggested preliminary reviews of all scenarios to avoid proposing a project to the BOS and public that cannot be approved. He added that while P&Z will not have subjective input regarding the committee's research, the POCD lists potential lots for public facilities. He added that governmental uses of residential lots have a lot coverage limit that is non-negotiable. If an exception is needed, it must be addressed before any project application can be approved. It adds a step and a complication. Pamela Dunaway stated that this potential time limit and rezone possibility should be added to the scenario criteria. Mr. Hendrick also explained about the 8-24 Referral which is a requirement that P&Z must review all governmental projects. Any P&Z objections can be overridden by a majority vote at a town meeting.

3. **Working Group Progress Reports** – Steve Scalzo reported for the Finance Working Group that NAFCO provided data and responses to the requests. Pamela Dunaway reported for the Communications Working Group that there were eight more subscriptions to the committee's email alerts. Ed Tyrrell reported that there are several community groups awaiting a presentation as soon as there is material to be presented. Adam Safir reported for the Site Assessment Working Group that they have worked with P&Z and prepared a package of resources and data for the tiger teams. The group visited several area police departments to compare. The committee then discussed that project final costs will vary incomparably depending on the lot. The cost breakdowns to identify land purchase, clearing, building costs, and future-proofing, will inform a proper comparison.
4. **Meeting Schedule** – The committee discussed canceling next week's meeting to provide worktime for each working group and tiger team.

Denis Graves motioned to cancel the May 7, 2026 committee meeting. Ed Tyrrell seconded. Motion carried 6-0 (David Brickley Absent).

5. **General Discussion** – none.

6. **Next Agenda Items** – No new items were introduced but committee members are welcomed to email Mr. Tyrrell as needs develop.

7. **Adoption of meeting minutes** – *Ed Tyrrell motioned to approve the April 9, 2026 meeting minutes as presented. Steve Scalzo seconded. Motion carried 6-0 (David Brickley Absent).*

Denis Graves motioned to adjourn the Public Safety Facilities Commission meeting at 8:37 PM. Ed Tyrrell seconded. Motion carried 6-0 (David Brickley Absent).

Respectfully submitted by,
Etna Monsalve