

Town of Ridgefield
Parking Authority Regular Meeting
Thursday, July 15, 2021 – 8:00 a.m.
Town Hall Lower Level Large Conference Room, 400 Main Street, Ridgefield, CT
MEETING MINUTES – APPROVED

Members present:

J. Wilmot, E. Burns, M. Recck

Members absent:

None

Chairman Wilmot called the meeting to order at 8:01 a.m.

Approval of minutes. There were no minutes to approve, as this is the first Parking Authority meeting since February, 2020.

1. Welcome new member – Marcus Recck. Chairman Wilmot thanked Mr. Recck for his willingness to serve. The PA now has enough members for a quorum again when all three members are present. Two vacancies remain and hopefully will be filled in the coming months. Ms. Wilmot gave Mr. Recck an overview of the responsibilities of the PA, the status of the license agreements, the patchwork of ownership of lots in the Central Business District (CBD) and the complications of permitting and enforcement.
2. Current issues regarding enforcement and parking availability. The parking situation in the CBD is increasingly difficult due to the use of spaces for outdoor dining, and as more businesses resume normal operations. The Governor Street lot is full every weekday in the early AM, and a portion of that lot is closed off due to the construction. Enforcement has resumed in all lots, and the agent will monitor 440 Main Street (Willett Properties) mid-day and ticket as necessary due to complaints from tenants. Ms. Burns suggested we inquire again with Fairfield County bank about the 4 spaces reserved for their employees in the Donnelly lot since they don't seem to be used by the bank. She will follow up with Kathy Graham, the branch manager.
3. Update on construction progress – Governor Street lot. Ms. Wilmot spoke with the First Selectman's office and Jake Muller, who indicated that the lot should be completed in early October. There will be an additional 39 spaces created, and it's assumed that a few of the 63 spaces in the existing lot will be lost when they are re-stripped to bring them up to code, but will be offset by additional spaces with the removal of a dead tree and elimination of the "bump out" mid-lot. Pedestrian access from the new lot will be an issue.
4. P&Z "business subcommittee re: CBD zoning. Ms. Burns reported on the status of this "subcommittee" which was created to look into changes in the CBD zoning regulations as well as zoning regs on Route 7. The committee members included several non-members of the Planning & Zoning Commission, and has been meeting since January. As a result of a review by the P&Z's attorney, the subcommittee has ceased operating, but will likely be re-configured and will resume its consideration of the creation of an "overlay" zone in part of the CBD which would allow residential uses on the first floor. The proposed area includes the lower part of Bailey Avenue and

parts of Prospect Street and Grove Street. The PA continues to be concerned about the CBD parking regulations that were amended by the P&Z in 2010 and how such an overlay zone could create more parking problems downtown. This project was on the P&Z agenda on 7/13. Ms. Burns will listen to the audio of the meeting and report back at the next meeting.

5. USPS parking status. A discussion of the spaces formerly used by the Ridgefield Post Office employees was held, and Ms. Burns reported that First Selectman Marconi had walked the area with Congressman Himes when he was in town and will pursue some type of agreement with the postal service which leases the property from Benenson. It is understood that this will be a long-term process.
6. Mapping project. Former PA member S. Lussier had been working on a comprehensive map of the CBD using a CAD program, and it was nearly completed last year before the pandemic shutdown. Ms. Lussier declined to be re-appointed to the PA this year due to personal reasons, but is willing to make additional changes and corrections. This item will be on the agenda for the August meeting.
7. License agreements. Ms. Burns reviewed the status of the Agreements from last year, and the Amatuzzi lots (411 & 415 Main Street) will be the next to be prepared and discussed with Dr. George Amatuzzi. Others remaining include Love Realty and Urstadt Biddle Properties.
8. Other Business: None.

Adjournment. E. Burns moved, and M. Recck seconded a motion to adjourn at 9:08 a.m. Motion approved 3 – 0.

Respectfully submitted,

Ellen Burns