

Town of Ridgefield
Parking Authority Meeting
June 15, 2023 – 8:00 a.m.
Town Hall Lower Level Small Conference Room, 400 Main Street, Ridgefield, CT
MEETING MINUTES - UNAPPROVED/UNREVISED

Members present: J. Wilmot, E. Burns, M. Recck

Members absent: None

Also Present: L. Yarrish, Parking Enforcement Officer

Chairman Recck called the meeting to order at 8:00 a.m.

1. Approval of minutes from May 18, 2023. Mr. Recck moved, and Ms. Wilmot seconded, approval of minutes for 5/18/23. Motion passed 3 – 0.
2. Village Wine & Spirits follow up discussion (this item was moved to #2 since the owner, Craig Jensen, was present).

Mr. Jensen explained his situation with regard to parking in the CVS lot. His business has high turnover and his customers often are purchasing case quantities that are heavy and bulky. One nearby restaurant (Tequila Escape) has inadequate parking and consequently their patrons park in front of his and other businesses during the evening hours when there is no enforcement and when he does the majority of his business. The PA had requested that he remove his signs (which indicated his own business name and “15 minute parking”, contrary to the 30 minute limits in the License agreement) and he has complied. Following discussions and considering the impact on other businesses with high turnover (Steve’s Bagels and Hunan), it was agreed to change the 6 spaces in front of Village Wine to 15 minute parking/no permit parking, pending the landlord’s agreement. Mr. Recck will draft a letter to Ms. Quattrocchi/Benenson Real Estate Corp and share with the PA members for approval. Once approval is received, new signs will be installed and the parking map amended for the town website and the License agreement. PA members also discussed traffic signage for one-way lanes and stop signs for the CVS lot when the reconfiguration and repaving is completed., which Mr. Recck will incorporate into the letter to Ms. Quattrocchi.

3. USPS lot discussion (Blumenthal). Glori Norwitt, chairman of the ECDC emailed to Ms. Burns the correspondence requested, which was shared with the PA members. Ms. Burns will draft a letter to Senator Blumenthal’s office to initiate contact with his constituent services staff to be sent by First Selectman Marconi. She will contact Mr. Marconi about this effort.
4. Governor Street to Bailey Avenue sidewalk discussion: No progress was reported by Mr. Recck. It’s important that this project get underway soon so that, if approved, the sidewalk can be installed before the winter months. Mr. Marconi had an initial discussion with the RVNA. Mr. Recck and Ms. Burns will schedule a meeting with Mr. Marconi to try and get this project moving forward.
5. UBP change of ownership discussion. Ms. Burns reported that Urstadt Biddle Properties is being sold to Regency Centers, a REIT that owns over 400 strip malls anchored by

supermarkets across the country, including Copps Hill Plaza in Ridgefield. There is an existing agreement with UBP for part of the Bailey Avenue lot, but not for the area behind 426 Main Street, nor for Yankee Ridge (UBP is 51% owner). The UBP agreement was due for an update but the sale may preclude that possibility until after the sale happens, probably in the 3rd or 4th quarter of this year.

6. PZC EV charging requirement discussion. The Ridgefield P&Z has initiated a change to the zoning regulations (Section 7.3.D) to require 10% of parking spaces in lots with at least 30 spaces be EV charging only. Unfortunately, the PA was not notified or invited to comment, but Mr. Recck saw the public hearing on their agenda so both Mr. Recck and Ms. Burns joined the zoom meeting on 6/6. Mr. Recck spoke and requested that the regulation be clarified that it does not apply retroactively to all parking lots, but rather to new lots. The public hearing was closed that night, and it will be discussed by the P&Z in the coming weeks. Ms. Burns will draft a letter to the P&Z and the Town Planner requesting notification of all applications that may impact parking in the Central Business District. Ms. Burns also shared a response to her email sent to Vincent Giordano, a member of the Energy Task Force, regarding the status of EV stations in the Governor Street lot.
7. Parking fines data. Mr. Recck shared data from Ms. Fernandez on parking violations issued during the 30 days ending 6/14. There were 83 tickets issued and 69 fees paid for daily parking at the Branchville Train Station. The 83 violations were a 10% decrease from the prior 30 day period, and 52% of them were for overtime violations.
8. Other business.
 - a. A member of the public (Andrea Beebe) requested that a stop sign be installed in the Donnelly lot in front of WHIP Salon where she recently had a near collision with another vehicle. She also reported that one of the residents of 378 Main Street complained about the alleyway next to the building being used as a loading/unloading zone, thus blocking access to the parking lot from Main Street. PA members discussed these issues and determined that there was no place to locate a stop sign in that area of the Donnelly lot, and that the business using the alleyway to load/unload (Rodier) is only blocking access briefly, and that the parking lot is easily accessible from Governor Street.
 - b. Mr. Yarrish reported that they were ordering new signs to indicate permit parking allowed in the Willett Properties (440 Main Street) and Amatuzzi (411-415 Main Street) lots. The Willett lot will have permit parking allowed in the rear of the lot, behind the Big Shop, across from the landlord only parking. The Amatuzzi permit parking will be in the rear of the lot, close to the old ice machine.
 - c. Mr. Recck reported that the PA contribution to the town newsletter will be distributed on Sunday, 6/18.

Adjournment. Ms. Burns moved, and Mr. Recck seconded a motion to adjourn at 9:15 a.m. Motion approved 3 – 0.

Respectfully submitted,

Ellen Burns