



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION

APPROVED/REVISED MEETING MOTIONS AND MINUTES Zoom Webinar

These minutes and motions (votes) and are a general summary of the meeting. This is not a verbatim transcription.

Tuesday, December 27, 2022

Present:

Robert Hendrick (Chair)
John Katz
Mariah Okrongly
Ben Nneji
Elizabeth DiSalvo
Christopher Molyneaux
Susan Consentino at 7:04pm

Absent:

Joseph Dowdell (Vice Chair)
Joe Sorena

Also Present: Alice Dew, Director of Planning & Zoning,

1. CALL TO ORDER

Chairman Hendrick called the meeting to order at 7:01pm and a quorum was established.

1.1. Distribution/acknowledgement of correspondence

All correspondence received was in reference to A-22-5. Please follow link below for all correspondence.

2. OLD/CONTINUED BUSINESS

3. PUBLIC HEARINGS

The order of Public Hearings was revised to hear 3.1.3 first, 3.1.2 second and 3.1.1. third by unanimous consent of the P&Z Commission.

3.1.3 SP-22-21: 896 Ethan Allen Highway; Special Permit Application (per RZR 9.2.A and RZR 5.3.D) for the exterior renovations including façade improvements for a Mexican restaurant “Casa Lu”. *Owner: Barking LLC. Applicant: David Adams.* <https://ridgefieldct.viewpointcloud.com/records/88832>.

Discussion of site walk as not necessary as Commissioners have driven to the site individually. Public Hearing notice read by A. Dew. Dean Pushlar presented and went over exterior work proposed. Reviewed façade, parking, and landscaping. Discussed signage and lighting. Signage needs to go through AAC/VDC. Lighting conditioned on approval of not more than 3,500 Kelvin. The applicant is not proposing addition that is shown on the RKW plan revised 5/25/2022. Added landscaping near road frontage. Retaining wall will be fieldstone. S. Consentino brought up site lines. Suggestion that sign with 3' wall could have a 2' wall for improved sight lines. D. Pushlar will go back to AAC with sign. Façade will be new stucco with a toned down color, new arrangement of architectural features, and field stone on lower section. Red tile roof over handicap ramp. Vehicles owned and operated by the owner will be parked in the back. Signage will be applied for separately. 7:56 pm Public Hearing closed.

3.1.2 **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>. R. Hendrick reviewed application. Public Hearing read into record by A. Dew. Review of meeting dates and discussion of length of time to keep hearings open. Modification under (b.) "as determined to be sufficient.." was discussed. *Decision to continue to January 3, 2023. Unanimous Approval.*

3.1.1 **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>. 8:16pm opened public hearing. Chair Hendrick summarized correspondence. Clarification by Chair Hendrick to continue the Public Hearing into January 3rd and 17th. He shared his PowerPoint on inclusionary zoning which is uploaded to the amendment application. Inclusionary Zoning is one of the strategies in the Affordable Housing Plan. Should have a plan for an affordable housing trust. M. Okrongly wants to hear from Affordable Housing Committee and Finance. Discussion from the public included: Does 8-30g affordable round or round up? ADA compatibility in Inclusionary. Review of P&Z Commission's ability to allow for inclusionary. Asking the Commission to allow in just certain zones. Asking for the text amendment to be revised to specific areas. Limit to multifamily development. Too much discretion and there should be more clarity as to the Zoning Commission's discretion. 5 members of the public spoke. PZC asked for comments from Affordable Housing, Finance, WPCA and BOS. *Decision to continue the Public Hearing at a Special Meeting on January 25, 2023. Unanimous Approval.*

4. NEW BUSINESS

4.1.1 **VDC-22-12: 451 Main Street;** Village District Application (per RZR 8.3 and RZR 5.1.B. of the Town of Ridgefield Zoning Regulations for installing a freestanding sign "CVS" in the CBD zone. *Owner: Ridgefield Equities LLC. Applicant: Ashlea Andrews. For receipt and scheduling a discussion.* Motion to continue to January 17, 2023. (*Maker: J. Katz ; Second by M. Okrongly*) *Unanimous Approval.*

4.1.2 **SP-22-22: 353 Main Street;** Revision to Special Permit Application (per RZR 9.2.A) to operate RCK preschool at St. Stephen's Church in RA Zone. *Owner: St.Stephen's Episcopal Church of Ridgefield. Applicant: Rebecca Nickles. For receipt and scheduling a sitewalk and discussion.* <https://ridgefieldct.viewpointcloud.com/records/89750>. Commission wants to have input from Fire, Police, Building and Inland Wetlands Board. Motion to schedule public hearing on January 17, 2023 and a site walk on Jan. 8, 2023. (*Maker: J. Katz; Second by M. Okrongly*) *Unanimous Approval.*

- 4.1.3 **SP-22-23: 41 Governor Street;** Revision to Special Permit Application (per RZR 9.2.A) to allow the temporary construction accessway to be maintained as permanent emergency access drive and modify planting plan. *Owner: Boys and Girls Club of Ridgefield Inc. Applicant: Robert Jewell. For receipt and scheduling a sitewalk and discussion*
<https://ridgefieldct.viewpointcloud.com/records/90144> *Withdrawn by applicant with no fee if reapplied within 6 months. Should have a Police and Fire referrals for resubmission.*

4.1.4 **Approval of Minutes**

- Regular meeting- December 13, 2022 Move to approve. *(Maker J. Katz; Second by C. Moyneaux)* Unanimous approval
- Special meeting- December 20, 2022 – No discussion.

- 4.1.5 **SP-22-21: 896 Ethan Allen Highway;** Special Permit Application (per RZR 9.2.A and RZR 5.3.D) for the exterior renovations including façade improvements for a Mexican restaurant “Casa Lu”. *Owner: Barking LLC. Applicant: David Adams.*

[https://ridgefieldct.viewpointcloud.com/records/88832.](https://ridgefieldct.viewpointcloud.com/records/88832)

Motion to approve with the following conditions:

- The proposed addition will not be added on the back of the building
- Lighting will be limited to 35 Kelvin
- The retaining wall will be fieldstone
- Approval does not include signage. When it is applied for the freestanding sign, shall have a 2’ wall in the pedestal rather than 3’ wall
- Vehicles advertising the owner or business on the property shall be parked behind the building.

(Maker J. Katz; Second by E. Disalvo). Unanimous approval.

5. **ADJOURN**

The Chair asked if there was any further business. Hearing none, the meeting was adjourned at 10:03pm

Minutes submitted by Alice W. Dew

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes