

**APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION**

These minutes are a general summary of the meeting and are not a verbatim transcription.

January 7, 2020	Present:	John Katz Ben Nneji Joseph Dowdell Robert Hendrick Joseph Fossi Rebecca Mucchetti, Chair Charles Robbins, Vice Chair Susan Consentino George Hanlon
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Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO  
Thomas Beecher, Town Counsel  
Glenn Chalder, Planimetrics  
Karen Martin, Assistant Town Planner  
Eileen White, Recording Secretary

Due to technical difficulties, Chair Mucchetti called the meeting to order at 7:02 p.m. She gave an overview of the schedule, starting with the Community Workshop on the Plan of Conservation and Development (“POCD”). The Commission had already received comments from the Historic District Commission, the Conservation Commission and the Ridgefield Action Committee for the Environment (“R.A.C.E.”) and this was an opportunity to hear further comments from Commissions and the public. She stated that everyone was entitled to courtesy and respect.

**PENDING ITEMS**

None.

**NEW ITEMS**

**1. POCD discussion.**

Mr. Glenn Chalder presented an overview of the Revised Draft for the Plan of Conservation and Development.

The following Town Officials, Representatives of Boards and Commissions and private citizens presented their comments and suggestions:

- Ridgefield First Selectman, Hon. Rudy Marconi
- Ridgefield Selectman, Hon. Maureen Kozlark

- Dr. Ben Oko, R.A.C.E.
- Mr. Erik Keller, Conservation Commission
- Mr. Don Ciota, Accessibility Commission
- Mr. Dwayne Escola
- Ms. Barbara Hartman, Lake Mamasasco Improvement Fund
- Ms. Lori Driscoll
- Mrs. Lynne Noyes
- Mr. A. Dachi
- Mr. Jeff Hansen
- Mr. Sanja Shavafi
- Ms. Lori Mazzola, Ridgefield Voters United (“RVU”)

Ms. Mazzola read into the Record the survey questions sent out by RVU that had received 301 signatures.

Hearing no further public comment, Mr. Chalder gave the timeline for the final adoption of the POCD by the end of June 2020, which includes a review and discussion of tonight’s comments at a February 2020 Planning and Zoning Commission meeting.

Mr. Chandler asked that tonight’s comments, as well as any additional comments, be submitted to the office within the next two weeks, to [planning@ridgefieldct.org](mailto:planning@ridgefieldct.org)

The Chair adjourned the public workshop at 8:35 p.m.

## 2. Commission Counsel.% Chair

Commission Counsel Thomas Beecher presented a guideline of the Commission’s purview and responsibilities under the umbrella of Connecticut Statute and the Freedom of Information Act. This was a refresher comment session for experienced members of the Commission and outlined the perimeters of responsibility for new members of the Commission.

## 3. By-Laws.% Chair

The Commission periodically makes changes to the bylaws to reflect the current proper word usage, as well as any change to authority. Mr. Baldelli, Mr. Beecher and the Chair suggested edits and solicited edits from the Commissioners.

**Mr. Katz motioned, Mr. Robbins seconded, to approve as modified. Motion carried 9-0. Effective date: January 7, 2020.**

## 4. Administrative Procedures. % Chair

The Chair asked if there was any further discussion on administrative matters first discussed at the November 26 meeting. Mr. Nneji followed up on his suggestion to create a form to solicit input from the public on public hearing and meeting procedure. Mr. Beecher will review it prior to distribution.

Mr. Hendrick would like to add a future agenda item to follow-up on Mr. Marconi's suggestion of incentivizing deed restrictions on existing housing that might qualify as "affordable". Discussion ensued. Mr. Baldelli stated that Ms. Martin was going to meet Mr. Marconi to start an assessment.

## **COMMISSION WALKS**

### **January 26, 2020**

- #2019-077-SP-VDC, 3 Governor Street, Fairfield County Bank.

## **REQUESTS FOR BOND RELEASES/REDUCTION**

None.

## **CORRESPONDENCE**

- Staff Report with supporting documents, **Turner Road and Barnum Place**
- E-mail from Attorney Jewell, **805 North Salem Road**
- Notice regarding WESTCOG Public Hearing for 2020-2030 Regional POCD, January 16, 2020
- Request for an extension to record the subdivision map, **523 Ridgebury Road**
- Invitation to subscribe to the DailyVoice.com
- A compendium of photographs and comments from Mr. Eckert, **805 Martin Drive**
- Architectural Advisory Committee comments regarding 8-30g and a traffic study, **Turner Road and Barnum Place**

## **MINUTES**

**For approval:** December 10, 2019

**Mr. Fossi motioned, Mr. Hanlon seconded, Ms. Mucchetti abstained, to approve as amended. Motion carried 8-0-1.**

**For distribution:**

## **PUBLIC HEARINGS**

### **January 14, 2020**

- **#2019-075-RESUB**, Resubdivision Application, 805 North Salem Road, Dikran Janus Kadagian
- **#2019-076-AH**: Affordable Housing Application, Turner Road & Barnum place, Black Oaks LLC.

**January 28, 2020**

- **#2019-077-SP-VDC:** Special Permit Application, 3 Governor Street, Ridgefield County Bank.
- **#2019-072-SP:** Special Permit Application, 114 Main Street, Douglas & Laurice Haynes.

**To be scheduled**

- **#2019-066-REV(SP):** Revision to Special Permit, Governor Street Municipal Parking lot, TOR
- **#2019-080-SP:** Special Permit Application, 115 Danbury Road, 115 Danbury Road Associates.

Mr. Katz left the meeting at: 9:36 p.m.

Hearing no further discussion, the Chair adjourned the Meeting at: 9:39 p.m.

Respectfully submitted,

Eileen White