



TOWN OF RIDGEFIELD
Planning and Zoning Commission

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
Zoom Webinar Meeting

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

May 26, 2020 Present: Susan Consentino (Joined at: 7:02 p.m.)
Joseph Dowdell
Joseph Fossi
George Hanlon
John Katz
Rebecca Mucchetti, Chair
Ben Nneji
Charles Robbins, Vice Chair

Absent: Robert Hendrick

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Karen Martin, Assistant Town Planner
Eileen White, Recording Secretary

Call to Order

Chair Mucchetti called the Meeting to Order at 7:00 p.m. via Zoom Webinar. She gave an overview of the Agenda and the aspects of Zoom Webinar procedures.

The Chair stated that, since this is a Noticed Public Meeting, the public can attend, but as it is no a Public Hearing, no public comments will not be taken.

The Chair stressed patience with all at the Zoom Webinar as there may be lapses between speakers and there is a learning curve via this new platform.

Mr. Hanlon motioned, Mr. Katz seconded, to raise to the Agenda Discussion of the Plan of Conservation and Development. Motion carried 8-0.

Old Business

1. #2020-005-RESUB: An application for 3-lot Re-Subdivision of land under Section 7.5 of the Ridgefield Subdivision regulations for a property consisting of ± 50.94 acres located at **183 Great Hill Road** in the RAA zone. Statutorily received on February 25, 2020. 65 days to hold public hearing was April 30, 2020. 65 days extension was granted until July 04, 2020.
Owner/Applicant: Estate of Basha Szymanska. Authorized Agent: Steven Trinkaus, PE.
For scheduling a sitewalk and Public Hearing.



TOWN OF RIDGEFIELD
Planning and Zoning Commission

Mr. Katz motioned, Mr. Robbins seconded, to Schedule a Site Walk for June 7, 2020 and a Public Hearing for June 9, 2020. Motion carried 8-0.

New Business

1. Site Walk procedure discussion.

The Commissioners discussed various possible scenarios for performing their site walk duties and maintaining the State guidelines for gatherings during the Covid-19 Pandemic.

It was decided that the two site walks would be scheduled for June 7, 2020 with the Commissioners meetings as a group on site but arriving in separate cars, wearing facemasks and practicing social distancing. In the meantime, guidance would be sought from Attorney Thomas Beecher on any updates in State guidelines regarding gatherings.

2. #2020-021-RESUB: -An application for 2-lot Re-Subdivision of land under Section 7.5 of the Ridgefield Subdivision regulations for a property consisting of 12.3045 acres located at **104 West Mountain Road** in the RAA Zone. Owner/Applicant: Michael & Jennifer Kriedburg. Authorized Agent: Donnelly, McNamara & Gustafson, P.C. *65 days to hold a public hearing is July 30, 2020. For receipt, scheduling a sitewalk and Public Hearing.*

Mr, Fossi motioned, Mr. Robbins seconded, to Receive, Schedule a Site Walk for June 7, 2020 and a Public Hearing for July 7, 2020. Motion carried 6-2-0. Mr. Hanlon and Ms. Constantino recused.

3. #2020-023-PRE: Pre-submission concept for the “Drive Through facility for Food Service.” Authorized Agent: Robert R. Jewell, Esq. *For Scheduling a discussion.*

Mr. Baldelli explained the Pre-submission concept to those Commissioners not familiar with the concept. It is a non-binding and informal way for a person to present an idea before the Commission to see the Commission reaction to the proposal. A pre-submission discussion is not appealable.

The Chair explained that this concept was incorporated upon the revision of the Regulations in 2007.

Mr. Katz motioned, Mr. Robbins seconded, to Discuss at the June 9, 2020 Public Hearing. Motion carried 8-0.

4. #2020-025-REF: Referral of Site Plan application from City of Danbury for the Property located at 100 Saw Mill Hill Road for Natural gas generation facility.

The Chair stated that two letters from the public have been received from the same individual and they have been distributed to the Commission.



TOWN OF RIDGEFIELD
Planning and Zoning Commission

Mr. Baldelli explained that a referral is a state mandated action to a planning and zoning commission when there is an activity, application or proposal within 500 feet of an abutting municipality. These actions could include zone changes or construction. The referral is sent to the adjoining municipality for their comments. This referral has gone to Ridgefield's Board of Selectmen, and they sent it to the Planning and Zoning Commission.

Ms. Martin stated that she sent a memo to the Commission with a link from the Danbury zoning staff regarding this referral, which included an erosion control plan and engineering report. The application is for a natural gas facility on Saw Mill Road near Turner Road on a 22-acre site with two two-story buildings and a large parking area. Ms. Martin informed the Commission that Danbury will not be holding a Public Hearing on this. The application review will be done at the staff level. Ridgefield can submit comments within the next 30 days.

Comments from the Commissioners included the fact that a natural gas facility will be heavily regulated by several State and Federal agencies which reviews should address safety concerns for Ridgefielders.

It was decided that Ms. Martin would draft a letter to the City of Danbury on behalf of the Commission.

5. Plan of Conservation and Development ("POCD")

Chair Mucchetti stated that the Board of Selectmen Zoom Webinar meeting on May 27, 2020, will discuss the Plan of Conservation and Development. She and Ms. Martin have been invited to be panelists during the discussion. Interested parties can register for the Webinar.

The Chair asked Ms. Martin if she had an idea of the questions that are going to be asked at the Webinar. Ms. Martin stated that it was going to be a general discussion and any questions that were being asked by the Board of Selectmen and others could be referred back to the Plan.

Ms. Mucchetti stated that Mr. Glenn Chalder will not be able to attend the Webinar. The POCD adoption due date of July 13, 2020 is fast approaching, so a Zoom Webinar for the public hearing is recommended for June 16, 2020.

Mr. Katz motioned, Mr. Fossi seconded, to Schedule the POCD Public Hearing for June 16, 2020. Motion carried 8-0.

Bond Release:

- #2017-009-S-A-SP-SR, 35 Old Quarry Road, Release of the bond for amount \$8,900.00 posted for silt fence per Special Permit condition #2.

Mr. Katz motioned, Mr. Hanlon seconded for full Bond Release. Motion carried 8-0.

Approval of Minutes: May 12, 2020 (mailed on May 21, 2020).



TOWN OF RIDGEFIELD
Planning and Zoning Commission

Mr. Katz motioned, Mr. Hanlon seconded, to Approve as Amended. Motion carried 8-0.



TOWN OF RIDGEFIELD
Planning and Zoning Commission

PUBLIC HEARINGS

June 9, 2020

- **#2020-005-RESUB: 183 Great Hill Road**
- **#2020-023-PRE: "Drive Through Facility for Food Service"**

June 16, 2020

- **Plan of Conservation and Development**

July 7, 2020

- **#2020-021-RESUB: 104 West Mountain Road**
- **Stormwater Management Regulations Discussion**
- **Renewable Energy Discussion**

Adjourn

Hearing no further discussion, the Chair adjourned the Meeting at: 7:59 p.m.

Respectfully submitted,

Eileen White