



TOWN OF RIDGEFIELD

Planning and Zoning Commission

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
Zoom Webinar
Public Hearing

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

March 8, 2022 Present: Susan Consentino
Elizabeth DiSalvo
Joseph Dowdell (Vice Chair)
Robert Hendrick (Chair)
John Katz
Christopher Molyneaux
Ben Nneji
Mariah Okrongly

Absent: Joseph Sorena

Also Present: Alice Dew, Director of Planning & Zoning and ZEO
Eileen White, Recording Secretary

I. Call to order

Chair Hendrick called the Public Hearing to Order at 7:02 p.m. via the Hybrid Model, with the following Commissioners attending via Zoom: Mr. Dowdell, Mr. Molyneaux and Ms. Okrongly. Ms. Consentino joined via phone and, subsequently, joined in person at: 7:17 p.m. A quorum was established. The Chair gave an overview of the Agenda.

II: Public Hearings:

1. (Contd.) SP-21-22: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a 3 car garage in the front yard for a property located at **209 Old Stagecoach Road**.

Owner/Applicant: Erin Caviola. Statutorily received 12/14/2021. 35 days to close a public hearing is March 01, 2022. Extension granted until March 09, 2022.
Acknowledge the withdrawal of application.



TOWN OF RIDGEFIELD

Planning and Zoning Commission

The Chair stated that the Commission had just received word that the Applicant was withdrawing the Application.

Commissioner Okrongly asked if the withdrawal had been formally made and if the Applicant would have to resubmit the entire Application if they wanted to go forward. The Chair replied that the Application had been formally withdrawn. Commissioner Katz stated that the Commission could vote to waive administrative fees if the Applicant resubmits the Application, as they have done in prior instances.

The Commission acknowledged the withdrawal of the Application.

2. SP-22-2: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a carport in the front yard for a property located at **36 Sawmill Hill Road**. *Owner/Applicant: Jeremy Kawaller*

The Chair read the Legal Notice.

Mr. Kawaller presented the Application which included a modest two-car carport and small storage area in the front yard as designated “the front yard” by the Town. The front yard is 1/5 of a mile from the road and there is no visibility of it from the road.

The house was built in 1951 and the carport will have the same looking material as the house so that it will look like the original plan.

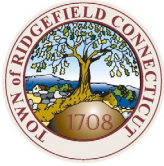
Chair Hendrick stated that the carport connects a little into the existing gravel, but is being drained off and captured by the infiltration system

Ms. Dew said that the Office had received approval on February 8, 2022 from the Architectural Advisory Committee (“AAC”) and there was a Staff Report complete with certificates of mailing on file. A Site Walk was done on March 6, 2022.

The Public Hearing closed at: 7:15 p.m.

III: Discussions:

- 1. SP-22-2:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a carport in the front yard for a property located at **36 Sawmill Hill Road**. *Owner/Applicant: Jeremy Kawaller. If Public Hearing is closed.*



TOWN OF RIDGEFIELD

Planning and Zoning Commission

Mr. Katz motioned, Mr. Nneji seconded, to approve as presented. Motion carried 8-0.

- 2. VDC-22-1:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall sign Botanika café located at **424 Main Street**. *Owner: Urstadt Biddle Properties Inc. Applicant: Kristina Arias.*

Ms. Arias presented the Application, which included that the Village District Commission (“VDC”) had asked for a smaller sign. She stated that she made the adjustments to the sign with an eye towards using sustainable and organic, non-toxic materials.

Mr. Katz motioned, Mr. Nneji seconded, to approve with conditions that have been approved and modified in accordance with the wishes of the VDC. Motion carried 8-0.

Ms. Dew stated that the Effective Date would be as of the date after publication.

IV: New Business:

- 1. WESTCOG-Regional Affordable Housing Plan. % Chair**

The Chair stated that this Matter, although e-mailed to the Commissioners, was placed on the Agenda for discussion and for the public’s knowledge.

The Chair said that WESTCOG was in the process of drafting a regional Affordable Housing Plan at the same time as the local Affordable Housing Plan is being drafted.

Commissioner DiSalvo conveyed that the Affordable Housing Committee was looking at new ways to approach Affordable Housing, which, at some point, would affect Regulations.

Commissioner Katz commented that affordable housing would require the expansion of the sewer line and that the Commission should seriously consider such an impact, as it would allow for a greater expansion of the Town’s population. Mr. Katz continued that, although there have been great sanitation improvements in the sewage treatment, the Town should not have a sewer system beyond the capacity of residential growth.

Commissioner DiSalvo said that there might be a way to promote moderate or affordable housing within the current stock and that this subject was a good topic for future planning.

The Chair stated that this topic would be put on the Agenda for future discussion.

Ms. DiSalvo said that a draft by the Affordable Housing Committee was coming out soon



TOWN OF RIDGEFIELD

Planning and Zoning Commission

Ms. Dew stated that this was a basepoint for most towns and that WESTCOG will look at the affordable housing plans.

The Chair and Ms. Dew decided that the Matter would be under Affordable Housing on a future Agenda.

2. Letter from First Selectman, Mr. Marconi: Re- 901 Ethan Allen Highway.

Ms. Dew read the letter into the Record from First Selectman Marconi for the Town of Ridgefield about the 2.19 acres of Town property in Seward District Number Two.

It stated that the 2.19 acres, which is the site of the Sewage Treatment Facility, is set to be decommissioned in two years. The Application is for a change of zone. The Town authorizes the Commission to investigate the premises to decide the Application.

Should the contract of sale of the property not be decided six months prior to the decommissioning of the Sewage Treatment Facility, the Town will revoke the Agreement.

The Chair stated that this site was part of a pre-conception project reviewed by the Commissioners last summer, which included the acquisition of the Sewage Treatment Facility. The new Commissioners had not been present during those deliberations, since they occurred prior to their elections.

V: New Submission:

1. VDC-22-2: Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall sign "Compass" located at **470 Main Street**. *Owner: Urstadt Biddle Properties Inc. Applicant: Ivo Granata. To receive and schedule a discussion.*

Mr. Granata presented the Application. He had just come from the Village District Commission Meeting where the Application had been approved. The Commissioners and Staff discussed the dimensions of what was on the Application and what was in the Regulations.

Ms. DiSalvo motioned, Ms. Consentino seconded, to Table this Matter until March 22, 2022 for the purpose of the Commission obtaining clarity of the size and dimensions of the sign and confirming that that is less than 15 percent of the window surface. Motion carried 8-0.



TOWN OF RIDGEFIELD

Planning and Zoning Commission

VI: Release of Bond:

- 1. 62 Prospect Ridge Road, #2018-062-AH-PR.** Request for release of bond for \$14,400.00 posted for Erosion and sediment control.

Mr. Katz motioned, Mr. Nneji seconded, to approve. Motion carried 8-0.

VII: Approval of Minutes:

- Regular Meeting- February 08, 2022**

Mr. Katz motioned, Mr. Nneji seconded, Ms. Consentino abstained, to approve as amended. Motion carried 7-0-1.

- Sitewalk Minutes- March 06, 2022**

Ms. Dew stated that the Sitewalk Minutes had not yet been distributed.

Hearing no further discussion, the Chair adjourned the meeting at: 7:57 p.m.

Respectfully Submitted,

Eileen White