

# 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.

July 7, 2020                      Present:                      Susan Consentino  
Joseph Dowdell  
Joseph Fossi  
George Hanlon  
Robert Hendrick (Joined at: 7:01 p.m.)  
John Katz  
Rebecca Mucchetti, Chair  
Ben Nneji  
Charles Robbins, Vice Chair

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

### Call to Order

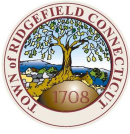
Chair Mucchetti called the Meeting to Order at 7:00 p.m. via Zoom Webinar. She gave an overview of the Agenda and the aspects of Zoom Webinar procedures. The Chair stated that there had been a request by the public to view the Gallery Screen showing all nine Commissioners and Staff and this option was now available. Ms. Mucchetti also stated that since no Public Hearings were scheduled this evening, there would be no public comment.

### Discussions

#### **1. Storm water Management.** *Discussion/Schedule a Public hearing.*

Mr. Fossi presented for discussion the Stormwater Management draft regulations that had been prepared by a Subcommittee chaired the Inland Wetland Agent, Ms. Beth Peyser. The draft regulations had last been discussed on March 10, 2020, prior to the Corona Virus Pandemic state-of-emergency.

Mr. Fossi stated the Subcommittee thought this set of regulations was more viable than prior Stormwater regulations. The objective of the regulations is to control the quantity and quality of stormwater, with an aim to cap impervious to under 12%. The report shows calculations based on Town of Ridgefield impervious coverage.



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Mr. Fossi asked that each Commissioner express their comments based on the Subcommittee report.

Questions from the Commissioners included whether the impervious coverage cap was sufficient, given the amount of significant storms that have been occurring and why it makes sense to exempt previous development in the calculations of impervious coverage.

The Chair asked about other Connecticut towns that have stormwater regulations. Mr. Fossi said that the towns in Fairfield County have a variety of different approaches to stormwater management.

Mr. Baldelli stated his office was sending the Commission two minor amendments to Sections 9 and 10 of the regulations to reference materials that need to be part of Special Permit Applications.

The Chair asked for an explanation of MS4 for the new members and the public. Mr. Baldelli conveyed that it is a Connecticut standard for stormwater quality and quantity standards. Mr. Fossi stated MS4 stands for "Small Municipal Separate Storm Sewer Systems."

**Mr. Fossi motioned, Mr. Robbins seconded, to Schedule a Public Hearing for September 1, 2020. Motion carried 9-0.**

#### **2. Renewable energy regulation.** *Discussion/Possibly schedule a public hearing.*

Ms. Martin presented the first review of the Renewable Energy Regulations. She stated that Mr. Charles Vidich was consulting with the Town of Ridgefield as a WestCOG renewable energy expert. Commission Counsel Thomas Beecher has also reviewed this draft.

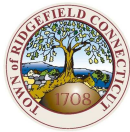
Ms. Martin stated that no other Towns in Connecticut have their own stand-alone regulations section on renewable energy. The energy components are broken down into solar energy, wind energy and geothermal energy.

Ms. Martin and the Commissioners went through the document page by page to examine wording and definitions. Concerns included the height of wind power systems for residential zones and whether the definition of solar energy was inclusive enough to include solar thermal energy.

Ms. Martin will incorporate the comments and suggestions noted and have the draft ready for discussion in September 2020.

#### **Correspondence:**

- E-mails regarding **#2020-021-RESUB: 104 West Mountain Road;**
- E-mail regarding **Renewable Energy Regulation;** and
- Planning & Zoning Quarterly Newsletter.



## **TOWN OF RIDGEFIELD**

### **Planning and Zoning Commission**

#### **Bond Release**

- **2018-054-AH-SR:** 233 Danbury Road, release of bond for amount \$15,865.00 posted for Erosion and Sediment control.

**Mr. Katz motioned, Mr. Hanlon seconded, to approve. Motion carried 9-0.**

**Approval of Minutes:** June 09, 2020 (emailed on June 16, 2020)

**Mr. Fossi motioned, Mr. Robbins seconded, to approve as amended. Motion carried 9-0.**

**Approval of Minutes:** June 16, 2020 (emailed on June 29, 2020)

**Mr. Fossi motioned, Mr. Katz seconded, to approve as amended. Motion carried 9-0.**

#### **Adjourn**

Hearing no further discussion, the Chair adjourned the Meeting at: 9:15 p.m.

Respectfully submitted,

Eileen White