



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.

March 9, 2021 Present: Susan Consentino
Joseph Dowdell
Joseph Fossi
George Hanlon
Robert Hendrick (joined at: 7:06 p.m.)
John Katz
Rebecca Mucchetti, Chair
Ben Nneji
Charles Robbins, Vice Chair

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

I. Call to Order

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

Ms. Mucchetti stated that the Special Permit Application for **632 Danbury Road** had been withdrawn and there would be no Public Hearing this evening and, therefore, no public comment as the commission takes public comment only during public hearings.

II. Public Hearing:

1. **#2021-005-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.2.C to construct an outdoor cover over existing patio for a property located at **632 Danbury Road** in B-2 Zone. *Statutorily received on 01/26/2021. 35 days to close a Public Hearing is April 13, 2021. Owner: George Mulvaney. Applicant: Brick House Wood Fire Pizza, Junio S. Filgueira.*



TOWN OF RIDGEFIELD

Planning and Zoning Commission

Mr. Robbins motioned, Mr. Fossi seconded, to acknowledge the withdrawal of the Application. Motion carried 8-0.

III. Discussion:

1. **#2020-080-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to install ground mounted solar system for a property located at **900 Ridgebury Road** (Boehringer-Ingelheim Pharmaceuticals) in RAA zone. *Owner: Boehringer-Ingelheim Pharmaceuticals. Applicant: Louth Callan Renewables, LLC.*

The application was presented by Mr. Daniel Band of Louth Callan Renewables, LLC., for the ground mounted solar array system would power the Children's Learning Center on approximately .77 acre. Mr. Mathew O'Neil, Project Engineer, and Mr. David Ambrose also attended the Webinar.

Mr. Band stated that the proposed system would include 1,000 linear feet of infiltration trenches.

Mr. Band also said that no Town of Ridgefield investment or infrastructure would be required and that the Inland Wetlands Board had approved the IWB application on February 25, 2021.

Mr. Baldelli said that he had originally been concerned about the Stormwater Management System, but is now satisfied with the plan.

Mr. Baldelli said he hoped, if this application was approved, that the Commission would include conditions in a Resolution of Approval for monitoring of the Stormwater Management Plan. Suggested conditions are:

- That the Stormwater Management Plan and Agreement be recorded on Land Records;
- During construction, the Project Engineer be required to submit a report to the Planning and Zoning Department after any storm event of ½ inch or greater during the course of a day; and
- That the Applicant post a bond for soil erosion control and maintenance.

Ms. Martin added that there would be no impact to abutters and that the use of renewable energy supports the Plan of Conservation and Development's sustainability goals.



TOWN OF RIDGEFIELD

Planning and Zoning Commission

Comments and questions from Commissioners included whether there would be a fence around the site to protect the children, and that this application was indicative of future solar energy trends.

Mr. Band stated that there would be a fence to protect children from the construction.

Mr. Katz motioned, Mr. Robbins seconded, to approve as presented. Motion carried 9-0. Effective Date: March 12, 2021.

2. **#MISC-21-2:** Review of condition #1 of #2007-038-SPA for a property located at **63-67 Prospect Street** in MFDD Zone. *Owner/Applicant: The Giardini Limited Partnership and Pierandri Realty LLC. Authorized Agent: Meaghan Miles.*

Chair Mucchetti read Attorney Thomas Beecher's March 2, 2021 letter into the Record recusing himself on this matter. She stated that First Selectman Marconi approved retaining Attorney Pat Sullivan to represent the Commission on this matter. Attorney Sullivan was in attendance and was introduced to the Commission.

The Chair also said that this was not a Public Hearing, and no written or oral comments would be taken, but that correspondence received had been placed into the Record.

Mr. Baldelli gave an overview of the history of this Request for Review and explained that the Commissioners had before them only the matter of reviewing the landscaping plan.

Attorney Sullivan stated that the Landscaping Plan was the only matter before the commission for review. She also noted that a Public Act provides the property owner with additional statutory time to start the project.

Mr. Katz stated that the extension of the time frame had been granted by the State and this extension had nothing to do with the Town of Ridgefield.

Attorney William Hennessey, representing the property owner, gave further history of this Request for Review of Condition #1. Mr. John Kinnear, Architect, offered a background on this property's history. Mr. Nicholas Yuschak, Landscape Architect, presented the proposed landscaping plan which included preserving existing trees and enhanced screening on the eastern property line.

Commissioner Katz and Commissioner Hanlon both stated that the revised landscaping plan was excellent.



TOWN OF RIDGEFIELD

Planning and Zoning Commission

Commissioner Consentino asked about the expiration date of the approved site plan. Mr. Baldelli stated that the site plan had not expired and was extended due to the passage of the Public Act by the State last year.

Various comments and questions from Commissioners ensued about specific kinds of trees.

Mr. Katz motioned, Mr. Hanlon seconded, to approve as presented. Motion carried 8-1. Ms. Consentino voted against the motion. Effective Date: March 12, 2021.

3. **#A-21-1:** Regulation amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Section 3.3.B.e.i and 3.3.B.2.ii proposing expanding Accessory Dwelling Unit opportunities. *Commission initiated.*

Commissioner Fossi spoke to his original motion. He stated that the proposed amendment had been modified as a compromise to address Commission concerns, and that more adjustments could be made in the future at the Commission's discretion.

Commissioner Katz stated that he would not support the proposed revisions to the Regulations because of the burgeoning Ridgefield population and not out of bigotry towards any people who would live in the Accessory Dwelling Units.

Questions and concerns from Commissioners included addressing the national need for more housing; whether it was fair to allow homeowners with a bigger house to have a larger accessory dwelling unit than homeowners with smaller properties; and that building costs are increasing greatly.

Mr. Fossi motioned, Mr. Hanlon seconded, to approve. Motion carried 8-1. Mr. Katz voted against the motion. Effective Date: March 12, 2021.

4. Review of Legislative Letter. % Chair

The consensus was to submit the Legislative Letter drafted by the Chair addressing SB 487, SB 804, HB 6430 and HB 6521, with suggested edits, to the CGA Housing Committee.

IV. **Correspondence**

None.



TOWN OF RIDGEFIELD

Planning and Zoning Commission

The Chair stated that the Governor was likely to lift the ban on public gatherings on April 9, 2021. Discussion ensued as to how the Commissioners would decide about going back to in-person meetings.

Chair Mucchetti stated that they would reach out to Attorney Beecher for guidance.

V. Approval of Minutes:

- **PZC meeting-** February 23, 2021

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

- **Sitewalk Minutes** – March 07, 2021

These minutes will be scheduled for the March 23, 2021 Agenda.

VI. Adjourn

Hearing no further discussion, the Chair adjourned the Meeting at: 8:45 p.m.

Respectfully Submitted,

Eileen White