



TOWN OF RIDGEFIELD

Planning and Zoning Commission

Attorney Beecher presented the proposed amendment to the regulations which renames sections of the regulations that were previously classified as local aquifer properly from local aquifers to Public Water Supply Protection Zones. Mr. Beecher stated that the Aquifer Protection Agency's jurisdiction does not include all water sources, all ground water or other subterranean water loosely referred to as aquifers.

Chair Mucchetti stated that the Conservation Commission sent a well thought out letter and attachment on November 30, 2020 that the Planning and Zoning Commission has not yet had a chance to thoroughly review. The Chair suggested that the Commissioners act on the proposed amendments this evening, since they had been under discussion for several months and plan on bringing the Conservation Commission's recommendations back to the table.

Commissioner Fossi suggested reconvening the Stormwater Subcommittee representatives from the IWB/APA, the PZC, and the Conservation Commission to consider Conservation recommendations. Commissioner Katz agreed, as did the other commission members.

Ms. Martin stated that this application was a non-substantive process. Its purpose is limited to the re-titling of the local aquifer regulation.

Under technical correspondence, Mr. Baldelli said the only new correspondence was the Conservation Commission letter. On November 4, 2020 comments were received from the Chair of the Inland Wetland Board stating that there was no conflict with purpose and jurisdiction of the APA, and that no additional correspondence had come from the Inland Wetland Board.

Under public comment, Mr. Jack Kace of the Conservation Commission liked the idea of convening a Subcommittee of the Conservation Commission, the Planning and Zoning Commission and the IWB/APA.

The Public Hearing closed at: 7:18 p.m.

Hearing no further discussion, the Chair adjourned the Public Hearing at: 7:18 p.m.

Respectfully submitted,

Eileen White



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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.

December 1, 2020	Present:	Susan Consentino Joseph Dowdell Joseph Fossi George Hanlon Robert Hendrick John Katz Rebecca Mucchetti, Chair Ben Nneji Charles Robbins, Vice Chair
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Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Thomas Beecher, Commission Counsel
Karen Martin, Assistant Town Planner
Eileen White, Recording Secretary

Call to Order

Chair Mucchetti called the Meeting to Order at 7:18 p.m.

Discussion:

1. #2020-053-A: Regulation Amendment Application per Sec. 9.2.B of the Town of Ridgefield Zoning Regulations to amend amendment to Section 6.2 Public Water Supply Zone. *Commission initiated. For decision.*

Mr. Baldelli asked Mr. Hanlon if approval of the revision to the map was included in his motion. Mr. Hanlon said the map revisions were included in his motion.

Mr. Hanlon motioned, Mr. Fossi seconded, to approve as presented. Motion carried 9-0. Effective Date: December 4, 2020.



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2. **#2020-067-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to install a 20x40 ft vinyl pavilion for a property located at 195 Danbury Road (Ridgefield Parks and Recreation) in RAA Zone. Owner/Applicant: Town of Ridgefield. For decision.

The Chair suggested Ms. Consentino mute her device rather than leave the Webinar, due to her refusal. This took place at: 7:21 p.m.

Mr. Phil Kearns, Chair of the Parks and Recreation Commission and Mr. Dennis DiPinto, Director of Parks and Rec, joined the webinar at: 7:21 p.m. Mr. DiPinto presented the application, which noted that there was an existing slab in the back of the Parks and Recreation Building that would be used to support the proposed pavilion.

Commissioner Katz asked if the Architectural Advisory Committee (“AAC”) had seen the application. Mr. Baldelli said this application had not gone before the AAC as the proposed activity was behind the building and not visible.

Mr. Katz motioned, Mr. Robbins seconded, to approve as presented. Motion carried 8-0. Effective Date: December 4, 2020.

Commissioner Consentino rejoined the discussion at: 7:24 p.m.

3. Legislative update. c/o Chair

Chair Mucchetti reported on the activities of the Fairfield County Planning and Zoning Commission Chairs working with other towns to look at solutions to housing inequities addressed by the “Desegregate CT” initiatives and proposed legislation.

Ms. Mucchetti said that State Senator Will Haskell is well informed and engaged in the concerns of Ridgefield citizens and that First Selectman Rudy Marconi said he would reach out to newly elected State Representative Aimee Berger-Girvalo.

The Chair continued that there are various ideas being considered to create housing equity throughout the State of Connecticut. They include:

- a housing fund where dollars could be used to help people put a down payment on a house so that they have equity, instead of building additional rental housing;
- Accessory Dwelling Units (ADU’s)



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- looking at transportation issues such as those who use the Branchville train station to get to town but then, due to lack of public transportation, have no way to get to the business sectors where the jobs are located; and
- inequity of public education, which has often been mentioned by Commissioner Nneji.

Ms. Mucchetti stated WestCOG has documented that Fairfield County generates 40% of State revenue while having 16% of the State's population.

Commissioner Consentino asked the Chair if anyone could attend the meetings via zoom and whether updates could be provided. The Chair stated that some meetings are only for Fairfield County Planning and Zoning Commission Chairs, but that others are open to the public and are well attended.

The Chair will provide updates to the Commission, especially since modified legislation is expected to be debated by the Connecticut Legislature beginning in January of 2021.

4. Election of officers.

Mr. Katz motioned, Mr. Hanlon seconded, to nominate Ms. Mucchetti as Chair and Mr. Robbins as Vice Chair. Motion carried 6-0-3. Unanimously voting in favor of the motion were Mr. Fossi, Mr. Hanlon, Mr. Katz, Ms. Mucchetti, Mr. Nneji, and Mr. Robbins. There were no votes against. Ms. Consentino, Mr. Dowdell and Mr Hendrick abstained from voting.

Correspondence

- Letter from resident of the Regency (800 Ethan Allen Highway) sent to the Planning and Zoning Commission, the First Selectman and the Building Department regarding blasting. The letter was forwarded to the Fire Marshall.

The Fire Marshall sent an email received after business hours that he has scheduled a meeting with Mr. and Mrs. Bellacosa.

Commissioner Robbins, who lives at the Regency, said that there had been no written or verbal notification about blasting.

Commissioner Nneji asked if blasting was under the Planning and Zoning Commission purview. Mr. Baldelli stated that it was not. The Chair said that the Bellacosas' letter was distributed because it had been sent to the Planning and Zoning Commission.



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Approval of Minutes:

- **PZC meeting- November 24, 2020**

**Mr. Katz motioned, Mr. Robbins seconded, to approve as presented. Motion carried 7-0-2
Mr. Fossi and Mr. Hendrick abstained as they had not attended the Nov. 24 meeting.**

Adjourn

Discussion:

Hearing no further discussion, the Chair adjourned the Meeting at: 8:01 p.m.

Respectfully submitted,

Eileen White