

ZONING BOARD OF APPEALS OF RIDGEFIELD

MINUTES OF MEETING

October 7, 2019

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on October 7, 2019 in the Public Meeting Room, Town Hall Annex, 66 Prospect Street, Ridgefield. Copies of recordings of the meeting may be obtained from the Administrator at cost.

The Chairman called the meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Glenn Smith (Chairman), Terry Bearden-Rettger, Sky Cole, Mark Seavy and Robert Byrnes.

ROTATION OF ALTERNATES

The rotation for the meeting was: first, Mr. McNicholas; second Mr. Byrnes; third Mr. Stenko. Mr. Carson had to recuse himself from the hearing and asked Mr. Byrnes to sit of his behalf. Thus, the rotation for the next meeting will be: first, Mr. McNicholas; second Mr. Stenko; third Mr. Byrnes.

NEW PETITION

Appeal No. 19-023

**Ridgefield Workshop for the Performing Arts d/b/a The Ridgefield Theatre Barn
37 Halpin Lane**

Pamme Jones, executive director of the Ridgefield Theatre Barn, appeared for the applicants. She explained to the Board that the theatre wanted to update the sign at the corner of Prospect Ridge and Halpin Lane to include their current logo. The current sign at that site has been there since 1983. The theater logo was changed 22 years ago. A letter from the Town approving the sign at the current location was read into the record. Mr. Cole asked what the hardship was for this petition. Also discussed by the Board was why a variance was needed if the location was on Town property. The zoning regulation being varied was reviewed by the Board. It was decided that more research into the placement of the sign and other signs on the corner of Prospect Ridge and Halpin would need to be researched.

A continuance was granted until the October 28 ZBA meeting. No one appeared to speak for or against granting the petition and the hearing was concluded.

CONTINUED PETITION

Appeal No. 19-018

**William & Patricia Garland & PTD Properties LLC
352 West Lane**

This hearing was continued from the September 16 meeting. The meeting was still open and additional public comments were allowed. Peter Olson represented the appellants, William and Patricia Garland, who were present. Paul Demirjian, owner of PTD Properties was unable to attend. Mr. Olson submitted to the file an Instagram posting from *Highridgehydro* showing 6 people visiting the farming container dated September 18. Mr. Olson stated this showed more people could be present on the property at given time therefore, parking at the site should be more clearly addressed. A letter to the Board

from William Garland was also submitted. Mr. Garland read parts of his letter against the issuance of the zoning permit into the record. After the letter was read, Joe Alvarez who was operating the farming in the container, responded that the noise from the container Mr. Garland mentioned in his letter, was from an air conditioning duct. Christopher Rooney, attorney for 352 West Lane land owner John Papa, stated that letters in support of the farming container were entered into the file. Three members of the public spoke in favor of the farming container and three spoke against the use of the container. Several members of the public had questions about the container and various zoning regulations. Mr. Smith stated those questions could be answered by the zoning enforcement officer at another time.

At this time the public hearing was concluded. A decision can be found at the end of these minutes.

DECISIONS

Appeal No. 19-018
William & Patricia Garland & PTD Properties LLC
352 West Lane

REQUESTED: An appeal of the decision of the Zoning Enforcement Officer for the issuance of a zoning permit for a farm outbuilding; for property in the RAA zone located at 352 West Lane.

DATE OF HEARING: September 16 and October 7, 2019
DATE OF DECISION: October 7, 2019

VOTED: To Deny, an appeal of the decision of the Zoning Enforcement Officer for the issuance of a zoning permit for a farm outbuilding; for property in the RAA zone located at 352 West Lane.

VOTE: To Uphold: 0 To Deny: 5
 Bearden-Rettger, Byrnes,
 Cole, Seavy and Smith

The reason for the vote is as follows:

1. It is the opinion of the Board that the farm outbuilding is compliant with all zoning regulations and that the zoning permit was issued appropriately.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 8:20 pm.

Respectfully submitted,

Kelly Ryan
Administrator