



Town of Ridgefield
Board of Selectman Special Meeting Minutes
UNAPPROVED
June 29, 2022 at 7.30pm

Please note – these minutes are not verbatim.

Present: Rudy Marconi, Sean Connelly, Bob Hebert, Maureen Kozlark, Barbara Manners

Also in Attendance:

Planning and Zoning Commission Chair Rob Hendrick and members, Planning & Zoning Director Alice Dew, Affordable Housing Committee Chair Dave Goldenberg and members, Board of Finance.

The meeting was called to order at 7.30pm.

1. Review Affordable Housing Plan

The Board of Selectman, Board of Finance, Planning & Zoning Commission and the Affordable Housing Committee met to discuss the revised draft of the Affordable Housing Plan. Dave Goldenberg, Chair of the Affordable Housing Committee, talked about the different revisions that the Committee incorporated into the new draft. Below are some of the key points talked about during the meeting.

- R. Hendrick mentioned that some of the Housing Unit Equivalent numbers should be adjusted.
- D. Goldenberg clarified that the Affordable Housing Survey that was sent out to Ridgefield residents specified one response per household.
- There was a discussion about the different definitions of Affordable Housing and which should be included in the plan. There are three definitions included, however the focus of the plan is on 8-30G which is the State requirement.
- The State has defined a 10% threshold as the goal for affordable housing units for each city/town. The discussion focused on the idea that 10% is an unrealistic goal for Ridgefield and brought up the question: should the plan be more transparent in Ridgefield's intentions with the number of units we plan to add and the reasons Ridgefield cannot accommodate 10%.
- Is the plan just a guideline or is it enforceable? A. Dew commented that it is a good plan because it outlines opportunities that could be considered, however nothing is

set in stone. M. Kozlark commented that the plan will be referred to so we should be certain that what is written is what we feel we can achieve. R. Hendrick commented that although it may not be enforceable by law, it will be referenced especially when applications for Affordable Housing are being considered.

- There was a discussion about the WestCOG plan and how it compares to the RAHC plan in regards to ambiguity and specifics.
- A few comments were made regarding the approval from the Board of Selectman of the Prospect Ridge Feasibility Study in a prior meeting. The discussion did not continue as it was agreed that this is a separate topic.
- R. Hendrick talked about the three major recommendations from the Planning & Zoning Commission which included: 1. Prioritizing, 2. Form Based Codes, and 3. A word change from pursue to investigate or explore. He also suggested adding a definition for multi-family housing to avoid confusion on where multi-family housing is allowed.
- There was a suggestion to create a condensed plan that would be submitted to the state and keep a fluid document including all the information provided in the current plan.
- It was agreed by all that R. Marconi request a 30-day extension with the State and the Affordable Housing Committee will provide a final plan for everyone to review and vote on.

S. Connelly moved to adjourn the June 29, 2022 BOS Special Meeting. M. Kozlark second the motion. Motion carries 5-0.