

Town of Ridgefield
Parking Authority Regular Meeting
Thursday, December 6, 2018 – 7:00 p.m.
Town Hall Lower Level Conference Room, 400 Main Street, Ridgefield, CT
MEETING MINUTES – UNAPPROVED/UNREVISED

Members present:

J. Wilmot, E. Burns, S. Lussier, R. Murphy A. Ippoliti

Chairman Wilmot called the meeting to order at 7:02 p.m.

Also present: Matthew Olkoski, Troop 116, Ridgefield, working towards his communication merit badge.

1. Approval of November 8, 2018 Meeting Minutes. Ms. Burns noted that there was an error in paragraph 5(b) which referred to the “Bailey Avenue lot expansion” in error. The correct minutes should read “Governor Street lot expansion”. **Mr. Murphy moved and Ms. Lussier seconded a motion to approve the minutes as amended. Motion passed 5 – 0.**
2. Update on Benenson License Agreement. Ms. Wilmot explained that we had received some additional changes to the Agreement from Lisa Quattrocchi, some of which were minor and acceptable, but there were changes in Paragraph 5(G) that were problematic. A phone conference scheduled for 12/6 with Ms. Quattrocchi and Kem Becovic was cancelled by them due to a family emergency, and has been rescheduled for Monday, 12/10 at 9 am. Ms. Wilmot and Ms. Burns will participate in the phone conference and report back to the members.
3. Discussion of meeting with First Selectman Marconi on topics enumerated at the PA November meeting.
 - a) Morganti blocks: No additional information from Mr. Marconi; follow up required.
 - b) Post office lot: PA needs to follow up with Ms. Quattrocchi, to confirm that Benenson is willing to cooperate in the redevelopment of the vacant lot as a pocket park on the Catoonah Street frontage with parking in the rear. The PA needs to get this project moving, and will reach out to Charles Robbins, who had worked on a plan for the lot. The PA may also need to reach out to the Postmaster. This project should be on the agenda in January.
 - c) Casey lot: Mr. Marconi drafted a license agreement and sent it to Shane Casey. Chairman Wilmot will speak with Mr. Casey regarding the financial arrangements for the lot, and to make clear that this temporary lot would be for all-day parking with no permits sold by the town.
 - d) Fee in lieu of parking: Mr. Marconi explained that this was a zoning regulation that may have fallen into disuse since the parking regulations were changed by P&Z to eliminate the parking requirements for existing buildings in the Central Business District. Mr. Murphy asked how much is now in the fund. Funds from this account were used for the improvements of the Bailey Avenue lot a few years ago. Ms. Burns will follow up with Town Hall to determine the balance in the account and if any funds had been deposited into it since the Bailey Avenue lot project.
 - e) Governor St. lot expansion. Mr. Marconi reported that the lot expansion has been redesigned to eliminate a large retaining wall, as well as other design changes. Consequently, the entire approval/construction schedule will be delayed. The anticipated timeline would be to submit to P&Z/IWB sometime the beginning of January and plan for about a 2-month

approval process. The project would go out to bid mid March with bids received sometime in April with construction starting in possibly May or June. As a result of this delay, and the fact that no agreement had yet been reached with Mr. Casey, it was determined that the permit sales voted on at the November 8 meeting needed to be amended. Ms. Burns motioned, and Ms. Lussier seconded the following motion:

The Town will offer for sale no more than the following permits by lot:

Bailey Avenue: 48 Town Permits

Benenson/CVS: 40 Town Permits

Donnelly: 36 Town Permits

Motion approved, 5 -0.

4. Discussion of possible license agreement on Casey-Bailey Avenue lot: Discussed under item #3(c).
5. Report from R. Murphy on data for Donnelly lot plan. Mr. Murphy reported that Gavin Donnelly indicated that he had approximately 50 landlord permits distributed to his tenants, but that fewer Landlord Permits would be acceptable. Mr. Murphy will follow up with Mr. Donnelly when we start work on the Donnelly lot license agreement.
6. Changes for Governor Street expansion. Discussed under item 3(e).
7. The PA meetings for 2019 will be discussed and voted upon at our next meeting, which must be submitted to the town by January 31. Ms. Burns moved, and Mr. Murphy seconded a motion as follows:

The January 2019 Parking Authority meeting will take place on January 10, 2019 at 7 p.m. in the Town Hall Lower Level Small Meeting Room (subject to change of location if the room is unavailable); Chairman Wilmot will make room request.

Motion approved, 5 -0.

Adjournment. **R. Murphy moved, and S. Lussier seconded a motion to adjourn at 8:13 pm. Motion passed 5 – 0.**

Respectfully submitted,

Ellen Burns