

Town of Ridgefield
Parking Authority Special Meeting
Thursday, March 3, 2022 – 8:00 a.m.
Town Hall Lower Level Large Conference Room, 400 Main Street, Ridgefield, CT
MEETING MINUTES – APPROVED

Members present:

J. Wilmot, E. Burns, M. Recck

Members absent:

None

Chairman Wilmot called the meeting to order at 8:03 a.m.

1. Village Wine & Spirits – signage issue. J. Wilmot discussed the history of the issue with the owners of the shop, who have installed their own signs (including their business name) in 6 spaces in front of the shop indicating 15 minute parking limits. 15 minute parking signs were also installed on pillars of the building. Ridgefield's license agreement with the property owner states that no tenant shall install their own parking signs, and that area is specifically designated as 30 minute parking in the agreement. As in most or all privately owned parking lots, there are no parking spaces assigned to any particular tenant in the CVS lot – the spaces are all shared among the tenants, their customers, and the general public. L. Fernandez found no documentation indicating that the time limits had been changed to 15 minutes by mutual agreement as required by the License agreement. Ms. Wilmot will ask Ms. Fernandez to have the highway department reinstall the 30 minute parking signs. Ms. Burns will draft a letter to the property owner (and circulate to the PA members) regarding the violation of the license agreement and requesting that the signs installed by the tenant be removed.
2. Post office parking. The post office wants to maintain 24 spaces for their exclusive use. First Selectman Marconi has requested Jane Didona (landscape architect who is working with the property owner on the realignment project and related rearrangement of the parking spaces near the Main Street entrance) to look at the lot behind the Ancient Mariner to see how the lot can be reconfigured and to make an initial plan. ECDC member Geoffrey Morris has been working on this project, and it was agreed to invite him to our next meeting to discuss.
3. Central Business District parking map update. Mr. Recck received a drawing of the expanded Governor Street lot from Jake Muller and will incorporate it into the parking map.
4. 34 Bailey Avenue development discussion. A general discussion about the proposed redevelopment of the old railroad building at 34 Bailey Avenue and its potential impact on parking in the Central Business District (CBD) was held. The CBD parking regulations (Sec. 7.3.C.1.) were revised by the Planning & Zoning Commission in 2010 to require just 60% of the normal parking regulation for new construction, and no additional parking requirements for changes of use within an existing building. The PA requested the P&Z to revise this regulation in 2018 due to the worsening parking situation in the CBD, but the P&Z refused. The preliminary proposed development on Bailey Avenue would contain 25 two-bedroom apartments and 3,600 sf of

“commercial” space. The PA will monitor this project and submit comments to the P&Z as it goes through the review process.

5. Adjournment. E. Burns moved, and M. Recck seconded a motion to adjourn at 9:08 a.m. Motion approved 3 – 0.

Respectfully submitted,

Ellen Burns