

Town of Ridgefield  
Parking Authority Regular Meeting  
Thursday, April 21, 2022 – 8:00 a.m.  
Town Hall Lower Level 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 8:04 a.m.

1. Approval of minutes from 3/17/22. Mr. Recck moved, and Ms. Wilmot seconded, approval of minutes for 3/17/22. Motion passed 3 – 0.

The order of the agenda was changed to accommodate members of the public on the Donnelly lot discussion.

2. Donnelly Lot parking issues. Ms. Amy Pal (owner-Whip Salon, 23 Governor Street) and Ms. Erin Simmons (owner – Shine Salon, 390 Main Street) joined the meeting and were invited to comment. Ms. Pal explained that she is concerned about her clients with long appointments (3+ hours) being ticketed in the Donnelly lot. When asked, she indicated that her staff are parking in the town-owned Governor Street lot and not the Donnelly lot or in front of her salon. She has 5 spaces in front of her salon that are assigned to her by her landlord (Coury, not Donnelly) but her clients need to park in the Donnelly lot when her spaces are filled. She indicated she has stations for up to 18 clients at one time, and consequently her dedicated spaces are inadequate. Ms. Simmons also indicated that her staff are asked to park in the town-owned Governor Street lot, and she is not concerned about them being ticketed, but is concerned about her clients. One problem is the 90-minute spaces behind the building. Ms. Pal did not think her clients should have to park in the Governor Street lot. There are many 3-hour spaces in the Bailey Avenue lot that could be used by clients with long appointments. Various additional options were discussed, including changing the 90 minute area adjacent to 378 Main Street (Love Realty) to a 2-hour limit, and some kind of validation procedure for clients of service businesses with long appointments. At 8:30, Lisa Alter, a client of Shine Salon, joined the meeting and expressed her concerns regarding the parking limits, having received a ticket recently. Chairman Wilmot thanked Ms. Pal and Ms. Simmons for sharing their concerns. The discussion will be continued among the PA members and with L. Fernandez and First Selectman Marconi.
3. Village Wine & Spirits signage violations. The signs remain in place, and one of them is blocking the town sign indicating 30 minute parking. J. Wilmot will call Kem Becovic at Benenson to report that the signs are still up, violating the license agreement with the town, and again request they be removed.
4. Amatuzzi Agreement update. J. Wilmot delivered a copy to Dr. Amatuzzi last month, but no response has been received yet. She will follow up with him regarding any concerns or changes requested.

5. USPS lot – update and review proposed plans for parking lots behind the post office. J. Wilmot had emailed the PA members two proposed concept layouts for the lot behind the post office, and changes to the front parking area, prepared by landscape architect Jane Didona. The two plans were reviewed and discussed. Both plans provide 24 spaces for exclusive post office use, in the front for customers and in the rear for USPS staff. The consensus of the PA was a preference for Layout #1, which has more parking and respects the easement and parcel lines. M. Reeck motioned to recommend Layout #1. Ms. Wilmot seconded. Motion carried, 3 – 0. M. Reeck and J. Wilmot will discuss with First Selectman Marconi to determine the next steps with the USPS and Benenson.
  
6. 34 Bailey Avenue redevelopment project. J. Wilmot spoke with P&Z Chair Rob Hendrick who was soliciting comments from the PA regarding the possible impact on parking in the Central Business District, which has been submitted to the P&Z (SP-22-4). The public hearing will be held on May 10, 2022. Ms. Burns explained that on March 21, the ZBA granted a variance to allow 2 residential apartments at the lower level in the rear of the proposed building (not facing Bailey Avenue). A variance was needed due to the prohibition of residential uses in buildings located in the Central Business District. The Special Permit application submitted to the P&Z and the parking requirements were discussed. The modifications that the P&Z made to the parking requirements in the CBD (Sec. 7.3.C.1) in December 2010 will require fewer parking spaces than if the building were constructed in any other commercial zone, potentially creating problems for nearby businesses if approved. In April, 2019, the PA requested the P&Z to reconsider these modifications in but no action was taken by the P&Z. E. Burns will draft a proposed letter and will circulate to the PA members for consideration.
  
7. Central Business District parking map update. No discussion. Deferred to next meeting.
  
8. Other business. None.
  
9. Adjournment. E. Burns moved, and M. Recck seconded a motion to adjourn at 9:45 a.m. Motion approved 3 – 0.

Respectfully submitted,

Ellen Burns