

Town of Ridgefield
Parking Authority Special Meeting
Thursday, January 9, 2020 – 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, R. Murphy

Members absent:

S. Lussier

Chairman Wilmot called the meeting to order at 8:08 a.m.

Public comment: Steve Zemo (owner of Big Shop Lane) and his tenant, Pietro Polini (owner of Terra Sole) were in attendance to discuss the Bailey Avenue parking lot situation. Mr. Polini wanted to go on record to support the extension of the Governor Street lot. He expressed his concerns that there were too many permits sold in the lot for all-day parking, that there were people parking overnight in the lot, and that during the lunchtime hours, the lot is completely full and he is losing business as a result. He would like more time restrictions (possibly 15 minute spaces for those businesses offering take-out services). A general discussion of the need for the expansion of the all-day Governor Street lot followed. J. Wilmot thanked them both for coming in and offering their perspective.

1. Approval of December 5, 2019 minutes. E. Burns moved and R. Murphy seconded a motion to approve the minutes as submitted. Motion passed 3-0.
2. Updates on License Agreements. J. Wilmot summarized the status of the License Agreements: Benenson, Donnelly and Willett completed; Love Realty will be finalized by E. Burns and submitted to First Selectman Marconi for approval and signature. Amatuzzi and Urstadt Biddle are next. J. Wilmot reported that the owners of the Addressi lot (Debbie Addressi Bush and Carleen Addressi Baer) have not agreed to the final agreement submitted to them. Consequently, it was agreed that the PA should recommend termination of the existing agreement. E. Burns moved, and R. Murphy seconded, the following motion:

**The Parking Authority recommends to the Board of Selectmen that the
Town of Ridgefield terminate the Leasehold Agreement dated February 12,
2004 between Addressi Center I, LLC and Addressi Center II, LLC and the
Town of Ridgefield, pursuant to Paragraph 5L.**

Motion approved 3 – 0.

3. Review autocad drawings of parking spaces in the CBD. S. Lussier was absent so this item was tabled.
4. Update on Governor Street expansion. The Inland Wetlands Board held a public hearing on the application on December 10. The press article about the hearing was discussed, which indicated that the number of spaces will be substantially reduced to avoid impacts on the brook and adjacent wetlands. R. Marconi joined the meeting and discussed the hearing and explained the additional

information requested by the IWB. The hearing was continued to January 9 at 7 pm. J. Wilmot and E. Burns will attend to offer the PA perspective on the need for the lot expansion.

5. Branchville train station lot: J. Wilmot is scheduled to meet with L. Fernandez on Monday, January 13 on a number of issues, and will request data on the Branchville lot, including permitting procedures, number of permits issued, utilization, and the impact of the Depot Street bridge closing.
6. USPS – Parking Plan: J. Wilmot discussed the status of the property (USPS employees have started to park on the lawn). She will contact Benenson to ask them for their contact at the USPS, and the PA will work with R. Marconi to get a contact in Congressman Himes' office to assist in working with the USPS on this project.
7. Other Business – none discussed.

Adjournment. R. Murphy moved, and Ms. Burns seconded a motion to adjourn at 9:22 a.m. Motion approved 3 – 0.

Respectfully submitted,

Ellen Burns