

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

These minutes are a general summary of the meeting and are not a verbatim transcription.

June 4, 2019

Present: John Katz  
Rich Vazzana  
Joseph Dowdell  
Catherine Savoca  
George Hanlon  
Mark Zeck  
Charles Robbins  
Rebecca Mucchetti, Chair

Absent: Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director of Planning and Zoning  
Daniel Robinson, Assistant Planner  
Eileen White, Recording Secretary

At 7:30 p.m. Chair Mucchetti called the meeting to order. Ms. Mucchetti gave an overview of the meeting and agenda order.

**Item I: #2019-037-A:** Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations, and per Section 2.2 (Defined Terms) to redefine Accessway, and per Section 3.2.C.5 to change the text to allow up to five (5) lots be served by one (1) Accessway, and per Section 11-7 of the Subdivision Regulation under Section 4-12 to allow one (1) accessway to serve up to 5 (five) lots. *Statutorily received on May 07, 2019. 35 Days to close a public hearing is July 09, 2019.*  
*Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq.*

There were no recusals.

Mr. Baldelli read the legal notice.

Mr. Robert Jewell, attorney for the applicant, presented the application for an amendment to the text of both the Zoning Regulations and the Subdivision Regulations pertaining to Accessways. He gave a history of the zoning and planning history and his presentation included the legal reasons why the town could not have subdivision regulations that are more restrictive than the zoning regulations on the same subject.

Commissioner Savoca arrived at 8:06 p.m.

Under technical correspondence, Mr. Baldelli gave a report which included comments by Attorney Beecher and the Fire Marshall.

Mr. Robinson gave a report on other Towns, including New Canaan, and some that the applicant had submitted, regarding number of lots that can be served by one Accessway; potential changes to the Accessway Amendment in the future and affordable housing.

Mr. Jewell gave closing remarks.

There were no comments from the public.

**The Public Hearing was closed.**

Hearing no further discussion, the Chair adjourned the meeting at 8:37 p.m.

Respectfully submitted,

Eileen White

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*Prior to the Planning and Zoning Commission, a Public Hearing was held of the Planning and Zoning Commission. The Inland Wetlands Board Meeting had been cancelled.*

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2019-037-A:** Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations, and per Section 2.2 (Defined Terms) to redefine Accessway, and per Section 3.2.C.5 to change the text to allow up to five (5) lots be served by one (1) Accessway, and per Section 11-7 of the Subdivision Regulation under Section 4-12 to allow one (1) accessway to serve up to 5 (five) lots. *Statutorily received on May 07, 2019. 65 days to render a decision is August 08, 2019. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

**Mr. Katz motioned and Mr. Robbins seconded to approve the Regulation Amendment for Section 9.2.B of the Zoning Regulations and Section 2.2 (Defined Terms) to allow up to 5 lots to serve one (1) Accessway, and per Section 11-7 of the Subdivision Regulation under Section 4-12 to allow one (1) Accessway to serve up to 5 (five) lots, as amended to include: “at the sole cost and expense of, and shared proportionally by, the lot owners.” Mr. Hanlon and Mr. Zeck were opposed. The motion carried 6-2. Effective date: June 14, 2019.**

- 2. Discussion of CBD Zone Parking. % Chair**

Mr. Baldelli presented data from observing the Governor Street parking lot.

Mr. Robinson presented information from several articles and a planning conference he attended where the cities of Hartford presented their findings and results of easing minimum parking requirements. He also relayed information to the Parking Authority on the thoughts of downtown owners/groups on parking issues.

Discussion ensued regarding the Commission's purview in regard to the issue of employee parking and time restrictions and the power the Parking Authority has in these matters.

## **NEW ITEMS**

### **1. Hospitality.% Chair**

The Commission discussed the feasibility of the Town having a 30-40 room hotel, including what zones have a basis for having any of the three hospitality venues.

The Commissioners conveyed that this is an ongoing conversation that needs further investigation, but that general support for a hotel/inn in the downtown area was found. Mr. Robinson, Mr. Baldelli and Ms. Savoca could work on possible zoning regulation changes to allow a hotel/inn in the Central Business District.

### **2. 167 High Ridge Avenue**

**Mr. Dowdell motioned, Mr. Robbins seconded to raise the request by Attorney Jewell for a 90-day extension for the filing of the subdivision map to the Agenda. Motion carried 8-0.**

**Mr. Katz motioned, Mr. Hanlon seconded to approve the 90-day extension. Motion carried 8-0. The new date: October 7, 2019.**

## **COMMISSION WALKS**

**June 02, 2019**

- **#2019-036-S-SP-SR**, 99 Barry Avenue, Sturges Bros., Inc.
- **#2019-039-REV(AH)-SR**, 100 Danbury Road, Ridgefield Apartments Inc.

**June 23, 2019**

- **#2019-043-REV(SP)(SR)**, 800 Ethan Allen Highway, BBD LLC
- **#2019-045-REV(SP)-SR**, 439 Silver Spring Road, Flat Rock Corporation, (The)

## **REQUESTS FOR BOND RELEASES/REDUCTION**

**None.**

## **CORRESPONDENCE**

- POCD Hearing of June 18 correspondence
- E-Mail from Mr. Kineer, AAC/VDC
- E-Mail from Mr. Phillips, Department of Social Services
- E-Mail from Mr. O'Brien, Historic District Commission
- Letter from Ms. Wilmot, Parking Authority

## **MINUTES**

**For approval:** May 14, 2019

The Inland Wetlands Board Minutes could not be approved at this time.

**For approval of the Public Hearing Minutes:**

**Mr. Hanlon motioned, Mr. Katz seconded to approve as amended. Motion carried 8-0.**

**For approval of the Planning and Zoning Commission Minutes:**

**Mr. Hanlon motioned, Mr. Zeck seconded to approve as amended. Motion carried 8-0.**

**For distribution:** May 28, 2019

## **PUBLIC HEARINGS**

**June 04, 2019**

- **#2019-037-A**, Text Amendment: Accessways, Sturges Bros.

**June 25, 2019**

- **#2019-036-S-SP-SR**, Subdivision and Special Permit Application, 99 Barry Avenue, Nancy N. Montanari revocable Trust u/d June 22, 2004.
- **#2019-039-REV(AH)-SR**, Revision to Affordable Housing Application, 100 Danbury Road, Ridgefield Apartments Inc.

**July 09, 2019**

- **#2019-043-REV (SP)(SR)**, Revision to Special Permit Application, 800 Ethan Allen Hwy, BBD LLC

**July 16, 2019**

**#2019-045-REV(SP)-SR**, 439 Silver Spring Road, Flat Rock Corporation (The)

Hearing no further discussion, the Chair adjourned the meeting at 9:41 p.m.

Respectfully submitted,

Eileen White