



Tuesday June 20, 2023	Present:	<u>IN PERSON</u>	<u>VIRTUAL</u>
		Joseph Dowdell	Robert Hendrick (Chair)
		Susan Consentino	Mariah Okrongly
		Ben Nneji	
		John Katz	
		Christopher Molyneaux (7:04)	
		Elizabeth DiSalvo (7:05)	

Absent: Joseph Sorena

Chair Hendrick called meeting to order at 7:02 p.m. and quorum was established.

- 1.1. Distribution of agenda & previous minutes.
- 1.2. Distribution/acknowledgement of correspondence
Correspondence related to current application(s) are uploaded to the relevant application and can be found through the Town of Ridgefield Website.
J. Tartaglia re: Supreme Court decision – June 13, 2023

- ### 1.3. Approval of agenda

2. PUBLIC HEARINGS

- 2.1. **(Contd.) RZ-23-1; 0 Ethan Allen Highway (G10-0057; 27.013 ac.)** Zone change application per Section 9.2.C of the Ridgefield Zoning Regulations for changing the zone from B-2 to Multi Family Development District (MFDD): Tax Assessor's Lots G10-0057. *Owner/Applicant: Ridgefield Professional Office Complex LLC (35 days to close Public Hearing is June 20, 2023- no extension days used)* <https://ridgefieldct.viewpointcloud.com/records/91000>

The following public hearing combines both 0 Ethan Allen applications #RZ-23-1 and SP-23-7:

Jason Williams, SLR Consulting, gave summary of project. He went through the comment/response report which reflects last Planning and Zoning meeting. This report has been uploaded to the Town's website. This project is being presented to Inland Wetlands, AAC and Planning and Zoning simultaneously. Number of handicapped parking spaces was discussed. Lighting has been changed per AAC request. Two Emergency Access signs have been added on Rte. 35. There will be 8 EV Charging stations.

Mike Stein, Architect, spoke. One of the buildings was changed per request of Planning and Zoning and AAC.

Dwayne Escola, from the Ridgefield Energy Taskforce, spoke regarding heat pump technology and is encouraging developer to proceed with this technology.

Public questions/comments included:

- Route 35 entrance being used for construction. Plan is to limit to certain hours and head north.
- Number of affordable units and the affordable units being based on Area Median Income, and whether there could be more than 14 affordable units.

Applicant will grant extension of Public Hearing to July 5. All three items will be continued to July 5th.

- 2.2. **(Contd.) SP-23-7: 0 Ethan Allen Highway G10-0057**; Special permit application for construction of thirteen Multifamily residential buildings, one community meeting house, outdoor pool amenity space, stormwater management system, associated site work. *Owner/Applicant: Ridgefield Professional Office Complex LLC. (35 days to close Public Hearing is June 20, 2023-no extension days used)*
<https://ridgefieldct.viewpointcloud.com/records/90988>

Public Hearing continued to July 5th.

- 2.3. **(Contd.) SP-23-8; 901 Ethan Allen Highway**, Revision to Special Permit (per RZR 9.2.A) for updating the north parking entrance involving emergency vehicles, parking requirements, fire safety and drainage. *Owners/Applicant: Ridgefield Professional Office Complex LLC. (35 days to close Public Hearing is June 20, 2023-no extension days used)*
<https://ridgefieldct.viewpointcloud.com/records/91015>

Public Hearing continued to July 5th.

- 2.4. **A-23-2**: Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 7.2.C.12; Section 7.2.E.11 and Section 7.2.G.2 and 7.2.G.3 for the digital signage. *Commission initiated.*
<https://ridgefieldct.viewpointcloud.com/records/91961>

Intent is to clarify Digital Signage Amendment. No public comment was made. Motion to close public hearing. (*Maker: J. Katz; second by J. Dowdell*) Motion passed 6-1-1 with S. Consentino opposing and B. Nneji abstaining.

- 2.5. **A-23-3**: Regulation Text Amendment (per PZR 9.2.B) for Section 2.2 and Section 8.8 for outdoor eating/dining areas. *Commission initiated.*
<https://ridgefieldct.viewpointcloud.com/records/91962>

Current draft was presented and discussed. Draft will be sent to Tom Beecher for review.

Public hearing continued to July 5th.

3. OLD/CONTINUED BUSINESS

- 3.1. **(Cont.) SP-23-13; 750 North Salem Road**: Revision to Special Permit (per RZR 9.2.A) for installation of solar carport in the parking lot of Ridgefield high school to serve 4 meters (2 at High school and 2 at Scotts Ridge). *Owner: Town of Ridgefield. Applicant: Patrick Lewis*
<https://ridgefieldct.viewpointcloud.com/records/91929>

E. DiSalvo is on the Ridgefield Taskforce and is therefore recusing herself. M. Okrongly is also on the taskforce and is also recusing herself.

Chair Hendrick stated that the question is whether to treat this project as ground mounted or roof mounted. There was some confusion last meeting and Chair Hendrick clarified that this is to be treated as ground mounted energy system.

Dwayne Escola spoke. He worked with Richard Baldelli who wrote the regulation.

Because it is ground (pole) mounted system and over the height limit, commission does not have discretion as the regulation is written. Regulations need to be modified. Other option is to get a variance.

Jake Muller, Town of Ridgefield, asked timeline for regulation amendment process.

Motion to amend regulation section 7.16.F.2.d regarding maximum height of pole mount, to add discretion of commission. (Maker: B. Nneji; second by J. Katz) Unanimous Approval.

Office will work to get noticed and scheduled as soon as possible.

Robert Jewell spoke and suggested to apply for a variance while waiting for Special Permit approval.

Application continued to July 5th.

- 3.2. **(Contd.) A-23-1: Regulation Text Amendment** (per PZR 9.2.B) for Section 2.2; Section 7.3.D for Electric Vehicle Charging Stations. *Commission initiated.*

<https://ridgefieldct.viewpointcloud.com/records/91638>

Current draft was presented and discussed. Draft will be revised and Tom Beecher will review.

Continued to July 5th.

- 3.3. **(Contd.) Discussion and possible action re: bills under consideration at 2023 General Assembly legislative session.**

No discussion needed.

4. NEW BUSINESS

4.1. Transit Oriented Development Discussion

Chair Hendrick would like to invite possibly Frances Pickering, Rudy Marconi and others from the town to come in and update commissioners. Chair Hendrick will work with Alice Dew on date and time for presentation.

George DeLeon from Desegregate CT spoke. There is a walk on July 25 from 10-12 and would like to invite all commissioners to come out and walk with them.

- 4.2. **SP-23-14; 258 Main Street:** Revision to Special Permit (per RZR 9.2.A) to install an accessible pedestrian trail, improvements to Sculpture garden and accessible ramp at Aldrich Museum.

Owner: The Aldrich Contemporary Art Museum Inc. Applicant: Robert Jewell. For receipt and scheduling a discussion.

<https://ridgefieldct.viewpointcloud.com/records/92318>

Motion to receive and schedule discussion on July 5. (Maker J. Katz; second by B. Nneji)
Unanimous Approval

4.3. Approval of Minutes

4.3.1. Meeting Minutes – June 6, 2023

*Motion to Approve (Maker: J. Katz; second by E. DiSalvo) Motion carries 7-0-1 with
M. Okrongly abstaining.*

5. ADJOURN

Chair Hendrick adjourned meeting at 9:08 p.m

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes