



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex
First Floor Conference Room,
66 Prospect Street, Ridgefield, CT

https://us02web.zoom.us/webinar/register/WN_jnQVPuySRY6QQHMWNAR_CA

This will be a hybrid meeting, held in accordance with PA 21-2, JSS, Sec 149. Participants may choose to attend in person at the venue noted above, or via Zoom webinar.

APPROVED/REVISED MOTIONS AND MINUTES FOR PLANNING & ZONING

These minutes and motions (votes) and are a general summary of the meeting. This is not a verbatim transcription.

Wednesday, November 9, 2022

Present (In Person): Robert Hendrick (Chair)
Joseph Dowdell (Vice Chair)
John Katz
Christopher Molyneaux
Joseph Sorena
Mariah Okrongly

Present (Virtual): Susan Consentino - (recused for all proceedings for SP-22-14)- joined meeting at 8:02 PM
Ben Nneji
Elizabeth DiSalvo

Also Present: Alice Dew, Director of Planning & Zoning

1. CALL TO ORDER

Chair Hendrick called to order the Regular Meeting of the Planning and Zoning Commission ("Commission") via Zoom and in person at 7:00 p.m. A quorum was established.

The Chair stated that Ms. Consentino was recused from the Public Hearing on SP-22-14, 19 Great Pond Road due to her employment with the Parks and Recreation Department and might join the meeting at a later time.

1.1 Distribution of agenda & previous minutes: Correspondence | Ridgefield CT

1.2 Approval of agenda

Chair Hendrick requested a motion to add agenda items

1. *Executive session to the end of the meeting regarding two pieces of litigation*
2. *Discussion/no action Inclusionary Zoning Regulation Topics and Schedule Timeline*
3. *CBD Parking*

MOVED TO ADD AGENDA ITEMS (Maker: J. Katz; Second: C. Molyneaux). Motion carried – unanimous

2. OLD/CONTINUED BUSINESS

2.1. SP-22-14; 19 Great Pond Road. Special Permit Application (RZR 9.2) and per (RZR 3.4.C.1) for the approval of four (4) pickle Ball courts in the front yard at Martin Park. Owner: Town of Ridgefield.

Applicant: Dennis Dipinto; Parks & Recreation.

<https://ridgefieldct.viewpointcloud.com/records/87953>

MOTION TO DENY SP-22-14; 19 GREAT POND ROAD SPECIAL PERMIT APPLICATION. (Maker: J. Katz; Second: C. Molyneaux).

DISCUSSION

J. Katz stated the application fails to meet standards of a Special Permit. He feels that the noise is a constant, the fence does not meet the standard and he feels it is not a structure. J. Sorena stated he felt it was the right of Park and Recreations to put up a fence and also the right to change the fence. He feels there was no compromise regarding the fence. He feels the ball used for pickle ball is a whiffle ball and the age of the majority of the pickle ball players does not constitute constant noise. He questioned the google testimony and the police reports regarding sound. He also feels that it doesn't have to be a special permit because it is not a permanent structure. He said if it must be a special permit, he will vote to approve the special permit. M. Okrongly said more due diligence should have been done. She suggested adding requirements to the special permit such as plantings and a fence along with a temporary approval that has a time limit. E. DiSalvo said she would be open to the suggestion of a clause including a fence and shrubbery with a 2-3 year review. C. Molyneaux agreed with J. Katz to deny it. Chair Hendrick stated that it is a structure and if the commission shall determine it meets a special permit, he might be in favor of doing a temporary time limit, but feels that 3 years is too long, perhaps a season and then review. B. Nneji agreed with J. Katz and R. Hendrick. He feels this should be supported by the commission but there should be another location found in town. Chair Hendrick briefly discussed the Plan of Conservation, environmental issues, associated with this application, that had been addressed earlier in the discussion.

Motion approved ~7-Yea, 0 Nay, 1 abstention (J. Sorena), 1 recusal (S. Consentino)

Susan Consentino joined the meeting at 8:02 PM.

2.2. SP-22-20, 0 Danbury Road: Revision to Special Permit (RZR 9.2) for the prior approval of accessway and to allow the premise to be served by existing accessway to Great Hill Rd. Owner: Reid Nancy.

Applicant: Robert Jewell. Site walk scheduled for Nov. 6, 2022. App. received Oct. 25, 2022.

<https://ridgefieldct.viewpointcloud.com/records/89210>

MOTION TO APPROVE SP-22-20, 0 Danbury Road REVISION TO SPECIAL PERMIT. (Maker: J. Sorena; Second: B. Nneji). Motion carried unanimous.

Discussion

There was some discussion regarding the maintenance agreement with the neighbors to share the maintenance of the access way. S. Consentino asked Mr. Jewell to also add into the agreement, language to make sure that later, people can't come back to the town to take ownership of the access way and cost the town for maintenance such as plowing. Mr. Jewell said that accessways are private property, private roads, so this would not be able to come back to the town.

3. NEW BUSINESS

3.1 Approval of Minutes

3.1.1. Regular Meeting – October 25, 2022

MOVED TO APPROVE THE MINUTES FOR OCTOBER 25, 2022 REGULAR MEETING. (Maker: J. Katz; Second: C. Molyneaux). Motion carried – unanimous.

3.2 CBD Parking

There was a brief discussion regarding the CBD parking, and it was decided to make the CBD parking an application.

3.3 Discussion / No action required regarding Inclusionary Zoning

Chair Hendrick led the discussion stating they are looking at the Darien model. He will be working with Ms. Dew on a final draft, and it will be put on the agenda as soon as they can.

Kirk Carr spoke from the public regarding the conversation Mr. Katz had regarding pickle ball outside of the meeting. He felt that such conversations should not be taking place.

4. EXECUTIVE SESSION – LITIGATION

MOTION TO GO INTO EXECUTIVE SESSION AT 8:35 PM. (Maker: J. Katz; Second: C. Molyneaux). Motion carried – unanimous.

Meeting resumed from Executive Session at 8:38 PM.

5. ADJOURN

Hearing no further discussion, the Chair adjourned the Meeting at: 8:39 PM.

Respectfully Submitted,

Meg Martins

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Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statute