



## Town of Ridgefield Planning and Zoning Commission

### APPROVED / REVISED SPECIAL MEETING (SITE WALK) Minutes

Sunday, January 8, 2022

#### ATTENDANCE

##### Commission & Staff

NAME	TITLE/ROLE	PRESENT		NOTES
		Yes	No	
Robert Hendrick	Chair	X		
Joe Dowdell	Vice Chair		X	
John Katz	Commissioner	X		
Susan Consentino	Commissioner	X		Joined at 2 <sup>nd</sup> site ~9:20am.
Ben Nneji	Commissioner	X		
Elizabeth DiSalvo	Commissioner	X		
Chris Molyneaux	Commissioner		X	
Mariah Okrongly	Commissioner		X	Excused
Joe Sorena	Commissioner	X		
Alice Dew	Director (Staff)		X	Not required.

#### I. Call to Order

A quorum was established, and the meeting came to order at 9:01 A.M outside the Town Hall Annex, 66 Prospect Street, Ridgefield, CT.

#### II. Site Inspections

1. **#SP-22-22, 353 Main St (St Stephen's Church).** Applicant/Agent: Rebecca Nickles. Five members of the Commission (Hendrick, Katz, Nneji, DiSalvo, and Sorena) arrived at 9:03am. They reviewed the site plans, with particular focus on the proposed external use (playground) relative to the wetland area. It was noted that the plans submitted do not appear to show any proposed physical changes to the site/structures, and the plans also do not delineate wetland/review areas.
2. **#MISC-22-7, 63-67 Prospect Street.** Applicant/Agent: Commission-initiated (potential legal settlement). The members listed above arrived at 9:14am, where they met Mr. Steve Sullivan of CCA. Members waited for Commissioner Consentino (who was recused from the first site visit); several members of the public arrived while the Commission waited to start. At 9:19am, Mr. Sullivan began by providing an overview of the proposed buildings and plantings from plan documents. All present, including Mr. Consentino (arrived 9:20am), then proceeded to walk along the western property line, in a northerly direction.

It was noted by members present that along this property line, in some areas the landscape screening line (trees/hedges) shown on plan is actually bare, missing, and/or dead/dying; also in some areas there are two different lines of growth (~20-30 foot tall pine trees, separate from ~10-15 foot tall arbor vitae) on either side of the property line. The Commission discussed with Mr. Sullivan the need to have a plan which more accurately depicts existing conditions; formal discussion and request is likely either via Staff or at the next Commission meeting.

When the group arrived at the northwest corner of the property, a wood stake with pink flag was initially presumed to be the northwest corner of the proposed building, but it was clarified that the stake was in fact the *previously proposed* NW building corner; the new plans would place the NW building corner 7 feet to the west. Mr. Sullivan used a measuring tape to show the new proposed NW building corner, and it was clear that point would be immediately on the edge of pine tree branches, and any improvements further to the west of the building itself (such as the rear decks shown on plans) would be within the spread of the trees (i.e., construction does not appear to be feasible without destroying the existing trees, and thus the landscape buffer). The Commissioners and Mr. Sullivan again discussed the need for updated plans showing accurate existing conditions, and more details on a feasible post-development landscape design w/ screening buffer along the western property line. Again, it was reiterated that a more formal discussion, and/or request, would be made either via Staff and/or at the next Commission meeting.

**No motions were made; no votes were taken.**

### **III. Adjourn**

Meeting adjourned at 9:42 A.M.