



**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION  
APPROVED/REVISED SPECIAL MEETING MINUTES**

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

Tuesday April 18, 2023

Present:

**IN PERSON**

Robert Hendrick (Chair)  
Joseph Dowdell (Vice Chair)  
Christopher Molyneaux  
Elizabeth DiSalvo  
Susan Consentino  
John Katz (joined at 6:57)  
Ben Nneji (joined at 6:58)

**VIRTUAL**

Mariah Okrongly

Absent: Joseph Sorena, Christopher Molyneaux

Also Present: Alice Dew, Director of Planning and Zoning

**1. CALL TO ORDER**

1.1. Distribution of agenda & previous minutes.

*Chair Hendrick called meeting to order at 6:38 p.m. and quorum was established.*

1.2. Distribution/acknowledgement of correspondence

1.3. Approval of agenda

**2. OLD/CONTINUED BUSINESS**

2.1. **(Continued) A-22-5:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 4.6 and Section 8.8 for Inclusionary Zoning. *Commission initiated.*

<https://ridgefieldct.viewpointcloud.com/records/89747>

A paper draft of the Amendment was passed out. It has been uploaded online as well. The draft has one change since starting public hearings. This change is under section 8.8.b. This section added “except RAAA and RAA”. Chair Hendrick passed out a table showing percentages and minimum number of affordable units. Discussion was had on percentages of affordable units, whether or not to include all zones, and payment in lieu.

2.2. **(Continued):** Discussion re: local implementation of Public Act 22-25, section 5(c), concerning electrical vehicle charging stations at commercial or multi-occupant buildings.

<https://ridgefieldct.viewpointcloud.com/records/90372>

To be continued at Regular Meeting immediately following

2.3. Discussion re: Digital Signage potential regulation change.

<https://ridgefieldct.viewpointcloud.com/records/91467>

To be continued at Regular Meeting immediately following

3. ADJOURN

*Motion to Adjourn (Maker: J. Dowdell; second by J. Katz) Unanimous Approval.  
Chair Hendrick adjourned meeting at 7:05p.m*

Submitted by Misty Dorsch,  
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes