

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION  
Public Hearing

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

January 28, 2020	Present:	Susan Consentino Joseph Dowdell Joseph Fossi George Hanlon Robert Hendrick John Katz Rebecca Mucchetti, Chair Ben Nneji Charles Robbins, Vice Chair
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Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO  
Karen Martin, Assistant Town Planner  
Eileen White, Recording Secretary

The Chair called the Meeting to order at: 7:00 p.m.

**Item I: #2019-077-SP-VDC:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Village District Application per Section 8.3 and Sec.5.1.D.1 to expand the floor area, security features, handicap accessibility for a property located at **3 Governor Street** in the CBD zone. *Statutorily received on November 26, 2019. 35 days to close a public hearing is March 03, 2020.*  
*Owner/Applicant: Fairfield County Bank. Authorized Agent: Donnelly, McNamara & Gustafson, P.C.*

Ms. Martin read the legal notice. Ms. Martin clarified that the date of November 25, 2019 is when the application was statutorily received.

Attorney Robert Jewell presented the application. He submitted documentation for the Record that included certifications to all property owners within 100 feet and to Southern Norwalk Electric and Water. He also submitted a picture of the building when it was the first Boys Club in Ridgefield.

Architect John Doyle presented the site plans. He stated that an additional 12 feet was being added to the building to assist with security measures and to improve handicap accessibility.

Mr. Baldelli stated that there was no Peer Review. He gave the Staff Report which included the approval of the Village District Consultant/AAC of the project with two modifications: 1) the roof should be re-shingled with asphalt shingles matching the existing color; and 2) the applicant will submit a separate application for signs.

Mr. Baldelli also stated that what the applicant is presenting is exactly what the Zoning Board of Appeals (ZBA) approved. Two variances were granted by the ZBA in October 2018, one for lot coverage and one for setbacks. A bank is an appropriate use in the CBD zone. The only question Mr. Baldelli asked the Commissioners was whether they were satisfied with the landscaping.

Questions from the Commissioners included the landscaping and if there would be changes to the sidewalk.

The public had no questions or comments.

Mr. Jewell gave his closing remarks, which included stating that the Americans with Disabilities Act (ADA) improvements were welcome.

**The Public Hearing closed at: 7:21 p.m.**

**Item II: (Contd.) #2019-072-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per 3.2.C.12 to use the premises as Bed and Breakfast for a property located at **114 Main Street** in RA Zone. *Statutorily received on October 29, 2019. Site walked on November 10, 2019. Public hearing opened on November 26, 2019. 35 days to close a public hearing is December 31, 2019. Extension granted for 29 days until January 29, 2020. Owner: Douglas & Laurice Haynes. Applicant: Baciklee Jane, LLC. Authorized Agent: Robert R. Jewell, Esq*

Ms. Martin read the legal notice.

Attorney Robert Jewell presented the application. He submitted re-certifications to all property owners within 100 feet. Mr. Jewell also submitted documentation for the Record that included updating the revision to the parking spaces. There are no exterior renovations as part of the application. If the application is approved, the plan is to convey the property to the LLC, which is owned by the property owners. Mr. Jewell also stated that in 2006 a wing of the building was removed. Mr. Jewell also submitted a 1992 Subdivision map prepared for Sandra Schmuck that showed the former wing on the building.

Mr. Jeff Mose, Project Architect, presented the site plans. He noted that the Historic District Commission (HDC) was asked to view the site and they declined. Mr. Mose stated that garage spaces are not being included in the parking spaces count of 7. The proposed Bed & Breakfast would not need extensive interior alterations.

Mr. Baldelli presented the Staff Report which stated that if the property is owned by the LLC, a member of the LLC has to be a resident in the building. Also, Mr. Baldelli asked that a parking space on the design plans that shows a car jutting out into the lane used for access to a rear lot be addressed because of the access and safety concern. Mr. Baldelli also reported that the Health Department had found no issue with this application.

Ms. Martin spoke to the use of the proposed plan. She said that it is consistent with the Plan of Conservation and Development (POCD) to protect historic resources and to encourage people to use Main Street for walking and commerce.

Questions from the Commissioners included whether compliance could be ensured and whether the proposed masseur was allowable within the regulations.

The following representatives of Boards, Commissions or Businesses and private citizens presented their comments, suggestions and questions:

- Mr. Joel Third, Keeler Tavern
- Ms. Christy Loughran
- Ms. Catherine Savoca
- Ms. Lori Mazzola, Ridgefield Voters United (RVU)
- Ms. Danielle Petrie, West Lane Inn

Mr. Baldelli was asked about the order of submissions for such as proposed application and he cited each Town agency with which the applicant must comply.

Mr. Jewell gave his closing remarks.

**The Public Hearing closed at: 8:43 p.m.**

Hearing no further discussion, the Chair adjourned the Hearing at: 8:43 p.m.

Respectfully submitted,

Eileen White

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Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO  
Karen Martin, Assistant Town Planner  
Eileen White, Recording Secretary

The Chair called the Meeting to order at: 8:43 p.m. Item Number 1 under New Items on the Agenda were discussed and voted on first. Then, Item Number 2 under New Items was discussed. What followed was the original agenda starting with Pending Item Number 1, **3 Governor Street**.

**PENDING ITEMS**

**1. IF PUBLIC HEARING IS CLOSED: #2019-077-SP-VDC:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Village District Application per Section 8.3 and Sec.5.1.D.1 to expand the floor area, security features, handicap accessibility for a property located at **3 Governor Street** in the CBD zone. *Statutorily received on November 26, 2019. 65 days to render a decision is April 2 2020.*  
*Owner/Applicant: Fairfield County Bank. Authorized Agent: Donnelly, McNamara & Gustafson, P.C. For possible discussion and action.*

**Mr. Katz motioned, Mr. Robbins seconded, to approve as presented. Motion carried as a final vote 9-0. Effective Date: February 7, 2020.**

**2. IF PUBLIC HEARING IS CLOSED: #2019-072-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per 3.2.C.12 to use the premises as Bed and Breakfast for a property located at **114 Main Street** in RA Zone. *Statutorily received on October 29, 2019. Site walked on November 10, 2019. Public hearing opened on November 26, 2019. Public hearing continued on January 28, 2020. 65 days to render a decision is April 2 2020. Owner: Douglas & Laurice Haynes. Applicant: Baciklee Jane, LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

**Mr. Fossi motioned, Mr. Hanlon seconded, to draft a Resolution of Approval for Commission review by February 11, 2020. Motion carried 9-0.**

The Commission expressed several conditions to be included in the approval: the LLC resident must be identified and any change in resident must be identified to the office; vehicles for overnight stay may not exceed a maximum of 20 feet in length; no outside activity past 11 p.m., 7 days a week; and parking as presented.

## **NEW ITEMS**

**1. #2020-001-VDC:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for a building sign and awning “JMcLaughin” including exterior renovations to the windows for a property located at **391 Main Street** in the CBD Zone. *Statutorily received on January 14, 2020. Owner: Addessi Square LLC. Applicant: Elizabeth DiSalvo % Trillium Architects. For possible discussion and action.*

**Mr. Robbins motioned, Mr. Dowdell seconded, to approve as presented. Mr. Hanlon and Ms. Consentino opposed. Motion carried 7-2. Effective date: February 7, 2020.**

### **2. WiFi Project. % ECDC**

Mr. Robert Knight of the Economic and Community Development Committee (ECDC) made a presentation about the proposed WiFi project so that the Commission could begin to think of ways free Wifi could be used in Ridgefield.

### **3. Demolition Ordinance and IT streaming/application posting, letters of support. % Staff**

Ms. Martin presented a draft letter to the First Selectman about a Delayed Demolition Ordinance. After discussion, the Commission proposed that Ms. Martin revise the letter to reflect their comments. The Commission was in favor of the general concept.

Ms. Martin presented a draft letter to the First Selectmen regarding the Commission’s IT request. After discussion, the Commission had no objection to the letter.

### **4. Land Use Training recap. % Chair**

The Planning and Zoning Department will have greater access to the Board of Education room, when needed in the future.

The Chair reported that there were 25 people at the Training, including five of the Commissioners. The discussion included the role of the Commissioners in viewing applications as they apply to the regulations, and discussion for room arrangement.

### **5. Sunset Lane Bond. % Staff**

*Mr. Katz left the Meeting at 10:07 p.m.*

Mr. Baldelli gave a report regarding the request to release the Sunset Lane Bond.

**Mr. Fossi motioned, Mr. Hendrick seconded, to release the remaining \$2,000.00 of the bond. Motion carried 8-0.**

## **COMMISSION WALKS**

**January 26, 2020**

- **#2019-077-SP-VDC**, 3 Governor Street, Ridgefield County Bank.
- **#2019-080-SP**, 115 Danbury Road, Ridgefield Fuel Associates.

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

Voted to Release the Bond.

## **CORRESPONDENCE**

- Letter from Commission Counsel Thomas Beecher regarding Commission Site Walks, dated January 15, 2020.
- Letter from Commission Counsel Thomas Beecher regarding the Role of Planning and Zoning Commissioners, dated January 15, 2020
- Letter from Commission Counsel Thomas Beecher regarding Special Permit Applications, dated January 15, 2020.
- Revised Survey for **Turner Road**.
- Mrs. Driscoll's letter and resume regarding **Turner Road**.
- Connecticut Federation of Planning & Zoning Agencies Quarterly Newsletter, Winter 2020.
- Working Document from Consultant Planner Glenn Chalder for February 4, 2020 POCD Meeting

## **MINUTES**

**For approval:** January 07, 2020

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

**For distribution:** January 14, 2020

## **PUBLIC HEARINGS**

**January 28, 2020**

- **#2019-077-SP-VDC**: Special Permit Application, 3 Governor Street, Fairfield County Bank.
- **(Contd.) #2019-072-SP**: Special Permit Application, 114 Main Street, Douglas & Laurice Haynes.

**February 11, 2020**

- **(Contd.) #2019-076-AH:** Affordable Housing, Turner Rd.Black Oaks LLC
- **(Contd.) #2019-066-REV(SP):** Revision to Special permit, Governor Street, TOR
- **#2019-080-SP:** Special Permit Application, 115 Danbury Road, Ridgefield Fuel Associates.

**February 25, 2020**

- **#2019-075-RESUB:** Resubdivision Application, 805 North Salem Rd. Dikran Janus Kadagian and Deborah Kadagian

Hearing no further discussion, the Chair adjourned the Meeting at: 10:20 p.m.

Respectfully submitted,

Eileen White