

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION

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

February 25, 2020	Present:	Susan Consentino Joseph Dowdell Joseph Fossi George Hanlon Robert Hendrick John Katz Rebecca Mucchetti, Chair Ben Nneji
	Absent:	Charles Robbins, Vice Chair

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

The Chair called the Meeting to order at: 7:00 p.m. and gave an overview of the meeting, which was primarily about reviewing the final draft Plan of Conservation and Development (“POCD”). Ms. Mucchetti stated that this was not a Public Hearing and, therefore, no public comments would be received.

PENDING ITEMS

1. POCD discussion.

Mr. Glenn Chalder, AICP, POCD Consultant Planner, the Commission and Staff finished reviewing the final draft of the 2020 POCD.

The discussion centered mostly the correspondence received since the February 4, 2020 meeting from: Ridgefield Voters United, the Ridgefield Historical Society, and The Conservation Commission.

The issues discussed included: defining Open Space, defining overdevelopment, and considering the aging population of the Town.

Mr. Chalder will incorporate the edits and get the new document pages distributed to the Commission and the Staff on February 26, 2020.

Mr. Fossi motioned, Mr. Hanlon seconded, to schedule a Public Hearing for April 28, 2020 to consider adoption, and to authorize staff to undertake statutory notifications to the Board of Selectmen and WestCOG. Motion carried 8-0.

NEW ITEMS

- 1. #2020-005-RESUB:** An application for 3-lot Re-Subdivision of land under Section 7.5 of the Ridgefield Subdivision regulations for a property consisting of \pm 50.94 acres located at **183 Great Hill Road** in the RAA zone. *Owner/Applicant: Estate of Basha Szymanska.*
Authorized Agent: Steven Trinkaus, PE. For receipt, scheduling a sitewalk and Public Hearing.

Since the Applicant also submitted a wetlands application, the Commission will schedule a Site Walk and Public Hearing after the Inland Wetlands Board reviews the wetlands application.

Mr. Hanlon motioned, Mr. Fossi seconded, to receive the 3-lot Re-Subdivision application. Motion carried 8-0.

COMMISSION WALKS - None

REQUESTS FOR BOND RELEASES/REDUCTION - None

CORRESPONDENCE

- Topographical map for **183 Great Hill Road**; and
- Copies of the Stormwater Regulations tentatively scheduled for review on March 10, 2020.

MINUTES

For approval:

For distribution: February 11, 2020

PUBLIC HEARINGS

March 03, 2020

- **(Contd.)#2010-076-AH:** Affordable Housing, Turner Road & Barnum Place, Black Oaks LLC
- **(Contd.) #2019-080-SP:** Special Permit Application, 115 Danbury Road, Ridgefield Fuel Associates LLC.

Hearing no further discussion, the Chair adjourned the Meeting at: 7:49 p.m.

Respectfully submitted,

Eileen White