

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

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

November 26, 2019	Present:	John Katz Ben Nneji Joseph Dowdell Robert Hendrick George Hanlon Susan Consentino Charles Robbins Joseph Fossi, Vice Chair Rebecca Mucchetti, Chair
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Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO  
Karen Martin, Assistant Town Planner  
Eileen White, Recording Secretary

At 7:30 p.m. Chair Mucchetti called the meeting to order. Ms. Mucchetti gave an overview of the meeting and the agenda order. She emphasized that each person at the Meeting was entitled to courtesy and respect. The Chair recognized that: Mr. Nneji, Mr. Hendrick and Ms. Consentino were starting their four-year terms as Commissioners this evening.

**PLANNING AND ZONING COMMISSION**

**Item I: #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. 35 days to close public hearing is December 31, 2019. Owner: Douglas & Laurice Haynes. Applicant: Baciklee Jane, LLC. Authorized Agent: Robert R. Jewell, Esq*

Mr. Baldelli read the legal notice.

Ms. Mucchetti read into the Record the formal, written request by the Applicant, Robert Jewell, Esq., that the Public Hearing be opened, the legal notice be read, and there be a continuance with no presentation or discussion until December 17, 2019.

**The Public Hearing is Continued to: December 17, 2019.**

The Public Hearing closed at: 7:35 p.m.

Hearing no further discussion, the Chair adjourned the Meeting at: 7:35 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

At 7:35 p.m. Chair Mucchetti called the meeting to order.

**PENDING ITEMS**

**1. 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. 65 days to render a decision is January 30, 2020. Owner: Douglas & Laurice Haynes. Applicant: Baciklee Jane, LLC. Authorized Agent: Robert R. Jewell, Esq*

**The Public Hearing is Continued to: December 17, 2019.**

**NEW ITEMS**

1. Distribution of Redline POCD.

The Chair distributed to the Commission the red-lined copy of the Plan of Conservation and Development. The Chair stated that the Commission had spent a year on this process, including public hearing sessions and five meetings with Mr. Glen Chalder, consultant.

**2. #2019-076-AH:** Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family development with nine (9) units, With three (3) units to be deed restricted as affordable for a property consisting of ± 1.17 acres located at **Turner Road & Barnum Place (Assessor's ID B01-0002)** in CDD Zone. *Owner/Applicant: Black Oaks, LLC. Authorized Agent: Brian R. Smith, Esq., Robinson*

*& Cole, LLP. For receipt and scheduling a site walk and Public Hearing.*

**Mr. Hanlon motioned, Mr. Robbins seconded, to Receive, Schedule a Site Walk for December 8, 2019, Schedule a Public Hearing for January 14, 2020 and to Authorize Peer Review by Mr. Chris D'Angelis. Motion carried 9-0.**

### 3. Election of officers.

Ms. Mucchetti read a statement into the Record, which included the following:

- The Commission leadership is chosen annually by the Commissioners, not by any other Town entity;
- Ms. Mucchetti was not asked to step down as Chair of the Commission;
- Any meeting of five or more Commissioners is considered a quorum and is subject to the Freedom of Information Act, which requires a notice of the meeting, an agenda of the subjects for discussion and minutes to be filed with the Town Clerk; and
- If anyone has proof of misconduct by Ms. Mucchetti or any Member of the Commission should submit proof to the Ridgefield Police Department for investigation.

**Mr. Katz motioned, Mr. Fossi seconded, to nominate Ms. Mucchetti as Chair and Mr. Robbins as Vice Chair. Motion carried 5-4.**

**Mr. Hendrick motioned, Ms. Consentino seconded, to nominate Mr. Robbins as Chair and Mr. Dowdell as Vice Chair. Motion failed 4-5.**

The Chair also noted that Mr. Robbins would not officially be Vice Chair of the Commission until the end of this meeting.

### 4. Administrative procedure.

The new Commissioners were given materials, including a copy of the Regulations and Section 11 of the Town Charter, which specifies the Standard of Conduct of elected officials. Further discussion has been continued to the December 10, 2019 meeting.

### 5. By-Laws discussion.

The By-laws need to be revised to include such edits as the removal of references to the Wetlands Board and the Aquifer Protection Agency and Mr. Baldelli's title and the removal of the word Secretary.

## **COMMISSION WALKS**

### **December 08, 2019**

- **2019-075-ReSUB, 805 North Salem Road, Dikran James Kadajian**
- **Turner Road & Barnum Place (Assessor's ID B01-0002)**

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

# **2017-008-SP-SR**, 85-87-89 Bridle Trail (now 222 Spring Valley RD) Bond posted for Erosion and Sediment Control.

**Mr. Fossi motioned, Mr. Katz seconded to release the majority of the bond (\$6,927.50) and hold \$2,200.00 as recommended by staff to ensure complete stabilization of the driveway shoulder and slope above the watercourse. Motion carried 9-0.**

## **CORRESPONDENCE**

- Special Permit Application for **3 Governor Street**
- VDC/ACA Application for **412 Main Street**
- Site survey for **114 Main Street**
- Four letters from the public regarding election of officers

## **MINUTES**

**For approval:** Nov 06 and Nov 12, 2019 (mailed on Nov 19, 2019)

**November 6, 2019**

**Mr. Hanlon motioned, Mr. Robbins seconded, Mr. Nneji abstained, Mr. Hendrick abstained, Ms. Consentino abstained and Mr. Fossi abstained. Motion carried 5-0.**

**November 12, 2019**

**Mr. Katz motioned, Mr. Hanlon seconded, Mr. Nneji abstained, Mr. Hendrick abstained, Ms. Consentino abstained and Mr. Fossi abstained. Motion carried 5-0.**

**For distribution:**

## **PUBLIC HEARINGS**

**November 26, 2019**

- **#2019-072-SP**, Special Permit Application, 114 Main Street, Douglas & Laurice Haynes

**December 10, 2019**

- **#2019-075-ReSUB**: Re -subdivision Application, 805 North Salem Road, Dikran James Kadajian

**December 17, 2019**

- **#2019-072-SP**, Special Permit Application, 114 Main Street, Douglas & Laurice Haynes

Hearing no further discussion, the Chair adjourned the Meeting at: 9:01 p.m.

Respectfully submitted,

Eileen White