

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION

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

November 6, 2019	Present:	John Katz Rich Vazzana Joseph Dowdell Catherine Savoca George Hanlon Mark Zeck Charles Robbins Rebecca Mucchetti, Chair
	Absent:	Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director, Planning and Zoning/ZEO  
Eileen White, Recording Secretary  
Glen Chalder, Planimetrics Consultant Planner

At 7:30 p.m. Chair Mucchetti called the meeting to order and gave an overview of the meeting. Ms. Mucchetti also noted the re-election of Mr. John Katz and the election of Mr. Ben Nneji, Ms. Susan Consentino and Mr. Robert Hendrick. The last meeting with the current membership of the Planning and Zoning Commission is Tuesday, November 12, 2019. The first meeting with the newly elected members of the Planning and Zoning Commission is Tuesday, November 26, 2019.

**PENDING ITEMS** - None

**NEW ITEMS**

**1. POCD discussion.**

Mr. Glenn Chalder, AICP, POCD Consultant Planner, for the Commission, finished reviewing the First Draft of the 2020 Plan of Conservation and Development for the Town of Ridgefield in consultation with the Commission.

The discussion centered mostly around formatting, discussing policies and word edits starting from page 62, which is the beginning of Chapter 8, "Enhance Ridgefield Center" until the end of the booklet.

A public informational hearing will be scheduled for January 7, 2020 Meeting.

**2. #2019-074-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town

of Ridgefield Zoning Regulations to construct patio and a pavilion of approx. 560 sq.ft. with a roof overhang for a property located at **25 Gilbert Street** in the MFDD zone. Statutorily received on October 29, 2019. Owner/Applicant: Ridgefield Housing Authority. Authorized Agent: Frank Coyle, Ridgefield Housing Chair. *For receipt and scheduling a site walk.*

**Mr. Zeck motioned, Mr. Hanlon seconded to Receive, Schedule a Site Walk for November 10, 2019 and Schedule Discussion for November 12, 2019. Motion carried 8-0.**

## **COMMISSION WALKS**

### **November 10, 2019**

- #2019-066-REV(SP), Governor Street Municipal lot, TOR
- #2019-069-SP, 38 Peaceable Street, Bruce and Diane Ritter
- #2019-072-SP, 114 Main Street, Douglas & Laurice Haynes
- #2019-074-SP, 25 Gilbert Street, Frank Coyle, Ridgefield Housing Chair

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

None.

## **CORRESPONDENCE**

- Application from Housing Authority for **25 Gilbert Street**
- Updated Information, **5 North Salem Road**
- Staff Reports, **Governor Street Parking Lot** and **38 Peaceable Street**
- 

## **MINUTES**

**For approval:**

**For distribution:** October 29, 2019

## **PUBLIC HEARINGS**

### **November 12, 2019**

- **#2019-066-REV(SP)**, Revision to Special Permit, Governor Street Municipal Parking lot, TOR
- **#2019-069-SP**, Special Permit Application, Bruce & Diana Ritter
- **#2019-074-SP**, 25 Gilbert Street

### **November 26, 2019**

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

Hearing no further discussion, the Chair adjourned the Meeting at: 9:38 p.m.

Respectfully submitted,

Eileen White