

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
Zoom Webinar Meeting

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

July 28, 2020	Present:	Susan Consentino Joseph Dowdell Joseph Fossi George Hanlon Robert Hendrick John Katz Rebecca Mucchetti, Chair Ben Nneji (Joined at: 7:03 p.m.) Charles Robbins, Vice Chair
---------------	----------	--

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

Call to Order

Chair Mucchetti called the Meeting to Order at 7:00 p.m. via Zoom Webinar. She gave an overview of the Agenda and the aspects of Zoom Webinar procedures. At first, Mr. Baldelli was only able to be on the Zoom Meeting via audio due to a technical problem with the Town of Ridgefield zoom transmission. By 7:36 p.m., Mr. Baldelli's visual zoom capacity had been restored.

Discussions

1. #2020-034-REV(SP): Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to construct shade structure for outdoor waiting area for customers and related site work for a property located at **6 Farmingville Road** in the B-3 Zone. *Site walked on July 19, 2020. 65 days to render a decision is October 01, 2020.*
Owner/Applicant: Longo Car Wash LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.

Attorney Robert Jewell presented the application, which is for the back lot which contains the existing car wash, and both driveways of the property. The applicant wants to build pergolas to provide shade for people waiting to have their car washed who do not want to wait indoors due to the Covid-19.

Mr. Baldelli said that positive responses were received from the Police Department and the Fire Marshall. He stated that there were no sewer or water issues. Mr. Baldelli went on to say that comments on accessibility from Tony Phillips', Director of Social Services were passed on to the Applicant.

Ms. Martin submitted a staff report stating that the Application provides for mostly aesthetic improvements and supporting local businesses.

Questions from Commissioners included whether drainage would be improved, whether the exercise path would be developed and whether there would be a sidewalk connection. Mr. Jewell said that the drainage did not need to be improved, that the exercise path and sidewalk were not part of this particular Application.

Mr. Katz motioned, Mr. Robbins seconded, to approve as presented. Effective date: July 31, 2020. Motion carried 9-0.

2. #2020-036-MISC: 90 Peaceable Ridge Road- Aquarion Water Company- to install a pumping Station.

Chair Mucchetti asked Mr. Baldelli to explain that the presentation would be a courtesy. Since Mr. Baldelli had technical difficulty with buffering, the Chair stated that under Connecticut Statute 16-235, a public utility is exempt from having to procure a Commission approval.

The Chair stated that Commission Counsel Thomas Beecher agreed with the Aquarion Water Company's interpretation of the Statute.

Mr. Mark Fois of the Aquarion Water Company gave the presentation, which included a history of the Pumping Station that serves 110 customers. Mr. Fois was joined by his colleague Mr. Salvatore Longo. Mr. Fois stated that since the Aquarion Water Company could not find a property owner to sell Aquarion a suitable parcel, the staff had to go back to the original parcel and reconfigure it for the Pumping Station.

Questions from Commissioner included whether the vibration from the Pumping Station would be significant and how long it is estimated that the project will take. Mr. Longo answered that the pumps are typically balanced so that vibrations are not significant and that, given the work and the winter months, the project will probably not be completed until the end of 2021.

Mr. Fossi motioned, Mr. Robbins seconded, to authorize Mr. Baldelli to issue an Administrative Permit. Effective date: July 31, 2020. Motion carried 9-0.

3. #2020-041-VDC: Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for a building sign "Fairway Independent Mortgage Corporation" for a property located at **17 Catoonah Street** in the CBD Zone. *Owner: 15-17 Catoonah St LLC. Applicant: Fairway Independent Mortgage. For receipt and possible discussion.*

The Chair asked Mr. Joseph Chelednik about information from tonight's VDC Meeting. Mr. Chelednik stated that he did not have any information yet.

This item was tabled to September 8, 2020 pending VDC report.

4. #2020-042-REV(SP): Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.2.C.2 and 7.3.C.5 to add two loading docks, reduce parking spaces and proposed façade renovations for a property located at **125 Danbury Road** in B-1 Zone. *Owner/Applicant: Equity One(Copps Hill), LLC c/o Regency Centers. Authorized Agent: Matthew Bruton. For receipt and scheduling a site walk.*

Mr. Fossi motioned, Mr. Robbins seconded, to Receive, Authorize Individual Drive bys and Schedule for the September 8, 2020 Meeting. Motion carried 9-0.

5. Pine Mountain Road, Wolf Pond Run: Expiration of Subdivision.

The Chair stated that the history of this Subdivision had been distributed to the Commission.

Mr. Baldelli explained what Connecticut State Statute says about Subdivisions when all the extensions for work have been met and the work has not been completed. This matter had originally been slated for review more than five years ago, but was delayed due to a variety of issues. Part of the work that was not completed was the installation of a Town Road. Mr. Baldelli further explained that the matter was scheduled for the first meeting of March, but had been delayed due to the Covid-19 state-of-emergency.

Mr. Baldelli also stated that the expiration only applies to the remaining undeveloped lots on this parcel, and does not pertain to the three homes built in the Subdivision or to the ten acres of Open Space which were deeded to the Town.

Commissioner Consentino asked for clarification about wording in the Bond for the road repair and the Inland Wetlands Bond.

Mr. Baldelli explained the procedure for the Town obtaining a Bond for installing a road, and stated that the wording in former Planner Brosius' memo should be taken at face value.

Mr. Katz motioned, Mr. Robbins seconded, to Authorize the Chair to Sign the Notice of Expiration of the Subdivision on Behalf of the Commission. Effective date: July 31, 2020. Motion carried 9-0.

6. Webinar held by COST- informational talks. % Staff

The Chair stated that the Commission had received various communications and web links to the Desegregate Connecticut Initiative and proposed zoning amendment Bills in the Legislature.

First Selectman Rudy Marconi summarized the Initiative, and the four legislative Bills that would make sweeping changes at the statutory level to zoning, especially to Connecticut's 112 small towns.

Mr. Fossi motioned, Mr. Hanlon seconded, to Create a Subcommittee of Mr. Hendrick, Mr. Katz, Mr. Nneji, Chair Mucchetti and First Selectman Marconi to Study the Issue for Discussion at the September 8, 2020 Meeting. Motion carried 9-0.

Correspondence:

- Letter from Artel Engineering regarding **Wolf Pond Subdivision**;
- Notification from Human Resources Department that Mr. Steve Lavatori is the new Tree Warden.
- Announcement that Mr. Dave Buccetti is now the Public Services Superintendent.

Approval of Minutes:

- **PZC meeting-** July 14, 2020 (Emailed on July 20, 2020)

Mr. Katz motioned, Mr. Fossi seconded, to approve as amended. Motion carried 9-0.

- **Sitewalk Minutes-** July 19, 2020 (Emailed on July 20,2020)

Mr. Katz motioned, Mr. Fossi seconded, Mr. Hendrick abstained, to approve as amended. Motion carried 8-0-1.

Adjourn

Hearing no further discussion, the Chair adjourned the Meeting at: 8:48 p.m.

Respectfully submitted,

Eileen White