



TOWN OF RIDGEFIELD

Planning and Zoning Commission

The Chair asked for a brief overview of the history of the proposed amendment. Ms. Martin stated that the previous Assistant Planner had started the revisions because the Planning and Zoning Commission wanted to create a renewable energy regulation for solar, wind and geothermal energy.

Mr. Baldelli gave more specific details for Section F2A, including lot coverage.

Mr. Charles Vidich, who is advising the Commission on the Renewable Energy Regulations, reported on how other Towns in Connecticut have handled lot coverage for ground mounted solar arrays. He said that lot coverage can be a restraining issue regarding ground mounted solar arrays, and that impervious coverage is the modern frame of reference for these structures.

Under Technical Correspondence, Ms. Martin stated that WestCOG had no comment.

Under Public Correspondence, the Chair stated that a letter from Mr. Dwayne Escola of RACE had been received, distributed to the commission and entered into the record.

Public comments were received from the following:

Ms. Mariah Okrongly
Ms. Lori Mazzola
Mr. Dwayne Escola, RACE; and
Ms. Kristi Quell-Garguilo, RACE

The Chair asked each Commissioner to convey their thoughts about keeping or not keeping specific renewable energy sources in the proposed Amendment to the Regulations. Each Commissioner did so.

The Consensus was to continue the discussion to the next Public Hearing.

The Public Hearing is Continued to: June 8, 2021.

Hearing no further discussion, the Chair adjourned the Public Hearing at: 8:37 p.m.

Chair Mucchetti called the Meeting to Order at 8:37 p.m. via Zoom Webinar.



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III. Discussions:

1. Business Zone. % Chair

The Chair stated that the Regulations call for 10 x 10 signs to be posted at each of the properties that would be impacted by a change of zone designation in the Business Zones. Since the cost of the signs is prohibitive, Ms. Martin will take this knowledge back to the Business Zone Subcommittee when it meets on May 14. The public hearing scheduled for May 25 will be postponed.

2. Legislative update. % Chair

The Chair gave an update on Senate Bill 1024 and Bill 6611, the latter having died in the Judiciary Committee.

3. Meeting format. % Chair

The Chair stated that there has been no new update from the Governor or the Town on in-person meetings.

She also stated that, due to the changes in technology for the Planning and Zoning process, where all documents are downloaded virtually, that when in-person meetings resume, all people, including the public, will have to bring a device to the meetings. There is inadequate WIFI access in the Annex.

Mr. Baldelli will follow up with the IT Department for the Town.

IV. New Submissions

1. **SP-21-8:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for additions and alterations to the existing building at a property located at **41 Governor Street** (Boys & Girls Club).
Owner: Boys & Girls Club of Ridgefield Inc. Applicant: Robert R. Jewell, Esq.
For receipt and scheduling a site walk and discussion.

Mr. Katz motioned, Mr. Hanlon seconded, to Receive, Schedule a Site Walk for May 23, 2021 and a Discussion for May 25, 2021. Motion carried 9-0.

V. Correspondence:

None.



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The Chair stated that there will be an FOI presentation on Thursday, May 13 at 1 p.m. and that several of the Commissioners and staff had signed up.

VI. Approval of Minutes:

- **PZC Meeting-April 27, 2021**

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

VII. Adjourn

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

Respectfully Submitted,

Eileen White