



## TOWN OF RIDGEFIELD

### Planning and Zoning Commission

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION  
Zoom Webinar  
Public Hearing

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

January 25, 2022                      Present:                      Susan Consentino  
   Elizabeth DiSalvo  
   Joseph Dowdell (Vice Chair)  
   Robert Hendrick (Chair)  
   John Katz  
   Christopher Molyneaux  
   Ben Nneji  
   Mariah Okrongly

Absent:                      Joseph Sorena

Also Present:    Alice Dew, Director of Planning & Zoning and ZEO  
   Eileen White, Recording Secretary

#### **I.        Call to order**

Chair Hendrick called the Public Hearing to Order via Zoom Webinar at 7:00 p.m. A quorum was established.

The Chair welcomed Ms. Alice Dew, the new Director of Planning & Zoning and Zoning Enforcement Officer, who began her new post on January 24, 2022 and stated that her arrival to the Town of Ridgefield would be discussed under Item Number Three Under Discussions.

#### **II:       Public Hearing:**

- 1. SP-21-22:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a 3 car garage in the front yard for a property located at **209 Old Stagecoach Road**. *Owner/Applicant: Erin Caviola. Statutorily received 12/14/2021.*

Chair Hendrick read the Legal Notice.



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Mr. David Caviola and Ms. Erin Caviola presented the Application, which includes a three-car garage and a one-bedroom apartment above the garage.

Chair Hendrick explained that a Special Permit Application is required because the proposed building is in the front yard. Commissioner Katz said that this particular Regulation came about because, years ago, a person was offended that their neighbor had put up a structure in their front yard.

Questions from the Commission included whether elevations were on the electronic files and whether two big trees were being removed. Ms. Caviola held up a paper copy for view that showed the basic elevations and said that neither big tree was being removed.

Ms. Dew said that the Construction notes stated the Town of New Canaan and that was typical of plans and would be changed in the future.

Commissioner Dowdell asked if the AAC (“Architectural Advisory Committee”) had approved this application. Ms. Caviola said it had.

#### Comments from the Public:

- Ms. Emily Santella
- Mr. Ed Hrvatin

Ms. Santella expressed concerns about the proposed building with respect to her privacy as a neighbor; whether the Letter of Intent, which stated that the proposed building was a temporary apartment and not an Accessory Dwelling Unit (“ADU”) was presented in good faith; and whether the Site Plan showed that other buildings on the property were on “Open Space.” Ms. Santella read her Realtor’s letter into the Record.

Mr. Ed Hrvatin, a neighbor, expressed support for the proposed building, stating that the Caviolas are very familiar with construction and doing buildings properly.

After discussion of A-2 surveys and how they provide accurate information, the Commission consensus was to continue the Public Hearing to allow more time to provide details and possible solutions to existing concerns.

**The Public Hearing was Continued to: February 8, 2022.**



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#### III: Discussions:

1. **SP-21-22:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a 3 car garage in the front yard **for** a property located at **209 Old Stagecoach Road**.  
*Owner/Applicant: Erin Caviola. If Public Hearing is closed.*

**The Public Hearing was Continued to: February 8, 2022.**

2. **SP-22-1:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for a permanent liquor license for a property located at **258 Main Street** (Aldrich Contemporary Art Museum). *Owner: The Aldrich Contemporary Art Museum Inc. Applicant: Jacqueline Duke.*

The Applicant, Ms. Jacqueline Drake, stated that the Aldrich Museum (“the Museum”) was applying for a permanent liquor license, which requires two signatures from the Planning & Zoning Commission.

Ms. Drake introduced Ms. Cybele Maylone, Executive Director, who conveyed that The Museum applies for Special Liquor Licenses 6 to 12 times per year. Ms. Maylone continued that to offset the administrative time burdens and costs for both the Museum and the Town, they had decided to go the Special Permit Application route.

Commissioner Hendrick asked Ms. Maylone if the Museum planned to sell liquor. Ms. Maylone answered that they did not.

**Mr. Katz motioned, Ms. Okrongly seconded, to approve. Motion carried 8-0.**



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#### 3. Welcome new Director of Planning & Zoning, Ms. Alice Dew.

Chair Hendrick and the Commission welcomed Ms. Dew as the new Director of Planning & Zoning and the Zoning Enforcement Officer. He stated that the Commissioners had interviewed Ms. Dew last November and were very grateful for her arrival in the Town of Ridgefield.

The Chair furthered that Ms. Dew was hitting the ground running and had been traveling around with Mr. Brian Miller, the temporary ZEO, to various sites.

Ms. Dew stated that she was glad to meet everyone and looked forward to seeing them in the Office. She had visited a few silt fence installations that needed some improvement and not much is going on due to the snow.

The Commissioners all expressed congratulations on Ms. Dew's new post.

Due to technological challenges, Ms. Dew will be doing a temporary workaround starting tomorrow, January 26, 2022.

#### 4. Discussion on potential regulation amendment to Section 9.1.A.2.b., with respect to A-2 survey requirements.

Chair Hendrick, in being in the Office often, has looked at what might need regulatory attention.

The Commission discussed the A-2 survey requirements regulation that could be amended to allow less paper copies and more digitalization and also discussed whether the ZEO should allow waivers of surveys in certain instances.

Ms. Dew stated that she would take a look at the statute and that there were lots of calculations about going outside existing footprints and A-2 surveys.

#### IV: New Submissions:

##### 1. **MISC-22-1:** Presubmission concept for new construction at property located at 34 **Bailey Avenue**. *Applicant: Robert R. Jewell, Esq. For discussion.*

The Chair stated that under Regulation 9.2.E, the presubmission concept was a voluntary, informal, non-binding conversation about proposed construction. The Chair said that this was not a Public Hearing and, therefore, no public comments would be taken.

Attorney Robert Jewell and the Commission discussed a proposed construction at the bottom of Bailey Avenue, which would renovate the existing historical (possibly 1868) building and add an additional building with 23 dwelling units with retail space on the first floor.



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Comments and questions from Mr. Jewell and the Commission centered on the proposed 44 parking spaces and how the proposed construction would impact not only the aesthetics of Ridgefield, but also the local businesses.

Mr. Jewell asked for and was able to receive clarity as to why the Business Zones Subcommittee had stopped meeting. In the absence of Commission Counsel, Thomas Beecher, Mr. Hendrick, who had discussed this matter with Mr. Beecher, stated that the Commission had only spoken of this possible construction project once and that no actions or motions were considered.

Mr. Jewell stated that he had received enough feedback to be able to report back to the Commission at a future date.

**V: Approval of Minutes:**

- **Regular Meeting- January 11, 2022**

**Mr. Katz motioned, Mr. Nneji seconded, to approve as modified. Mr. Nneji abstained. Mr. Molyneaux abstained. Motion carried 6-0-2.**

Hearing no further discussion, the Chair adjourned the meeting at: 8:32 p.m.

Respectfully Submitted,

Eileen White