



## TOWN OF RIDGEFIELD

### Planning and Zoning Commission

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

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

September 1, 2020

Present:

Susan Consentino  
Joseph Dowdell  
Joseph Fossi  
George Hanlon  
John Katz  
Rebecca Mucchetti, Chair  
Ben Nneji  
Charles Robbins, Vice Chair

Absent:

Robert Hendrick

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO  
Beth Peyser, Wetlands/Conservation Officer  
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.

**Mr. Fossi motioned, Mr. Hanlon seconded, to Raise to the Agenda discussion of a Procedure to Follow in the Event the Host Loses Electrical Power, as Recent Storms have Caused Significant Outages. Motion carried 8-0.**

**Mr. Katz motioned, Mr. Fossi seconded, to Adopt the Procedure that, in the Event the Host of the Webinar loses power, the Meeting will be Halted and Resumed at the Next Meeting. Motion carried 8-0.**

#### Public Hearing

**1. #2020-007-A:** Regulation Amendment Application per Sec. 9.2.B of the Town of Ridgefield Zoning Regulations to amend amendment to Section 2.2 (to replace definitions for impervious and pervious surfaces), Sections 9.1.A.2, 10.2.A and 10.2.E (to amend submission requirements),



## TOWN OF RIDGEFIELD

### Planning and Zoning Commission

and to add Section 7.15 (Stormwater Management and Drainage Requirements). *Commission initiated.*

Ms. Martin read the Legal Notice.

Ms. Peyser, Chair of the Stormwater Subcommittee, presented the Subcommittee's findings. Created in October of 2018, the other Subcommittee members present at the Public Hearing were: Mr. John Katz (Inland Wetland Board), Mr. Joseph Fossi (Planning & Zoning Commission), Mr. Steve Sullivan (Civil Engineer) and Mr. Alan Pilch (Civil Engineer and Conservation Commission Member).

Ms. Peyser gave a brief history of the Planning & Zoning Commission's efforts to adopt Stormwater regulations. Due to their inequity, the previous regulations that were adopted in May 2016, were repealed in 2017. Ms. Peyser stated that, after much discussion as to how to regulate Stormwater management, the Subcommittee decided a zoning regulation would be most consistent.

Ms. Peyser continued that although the State of Connecticut has deemed a threshold of 12% impervious coverage to be safe for both the environment and homeowners, the Subcommittee decided that a threshold of 11% of impervious coverage was safer for the Town of Ridgefield and in keeping with the Plan of Conservation and Development. Various Town agencies were consulted during the amendment creation process. The consulted agencies had no further comment on the current proposed amendment.

Ms. Peyser turned the presentation over to Mr. Fossi who stated that the Subcommittee had to first distinguish how much impervious coverage was in the Town of Ridgefield. These number calculations meant working closely with the Town Mapping Department.

Mr. Sullivan said that the numbers were derived from surveys, maps, calculations, roads and accessways, etc.

Mr. Pilch stated that a sliding scale was implemented so that larger lots and smaller lots would be subject to these regulations more appropriately than they were in the repealed regulations.

Ms. Peyser added that, although research of what other Connecticut towns are doing with their Stormwater Management was done, the proposed regulations are very specific to Ridgefield.

Commissioner Consentino asked about the timeframe of any future amendments to the Regulations, should they need to be enacted. Mr. Baldelli stated that the amendment process could be done when the Commission felt it was necessary.



## **TOWN OF RIDGEFIELD**

### **Planning and Zoning Commission**

The Chair asked if there were any questions from the public. There were none.

Under Technical Correspondence, Ms. Martin stated that WestCOG did not have comments and that the six abutting Towns did not have comments.

Mr. Fossi thanked Mr. Pilch and Mr. Sullivan for their due diligence.

**The Public Hearing closed at: 7:21 p.m.**

Hearing no further discussion, the Chair adjourned the Meeting at: 7:21 p.m.

Respectfully submitted,

Eileen White



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

Absent: Robert Hendrick

Chair Mucchetti called the Meeting to Order at 7:21 p.m. via Zoom Webinar.

**1. IF PUBLIC HEARING IS CLOSED: #2020-007-A:** Regulation Amendment Application per Sec. 9.2.B of the Town of Ridgfield Zoning Regulations to amend amendment to Section 2.2 (to replace definitions for impervious and pervious surfaces), Sections 9.1.A.2, 10.2.A and 10.2.E (to amend submission requirements), and to add Section 7.15 (Stormwater Management and Drainage Requirements). *Commission initiated.*

**Mr. Fossi motioned, Mr. Hanlon seconded, to approve. Effective date: September 4, 2020. Motion carried 8-0.**

### Release of Bond:

- **#2018-067-S-AH-SR**, 28 Great Hill Road, Release of Bond amount \$13,715.35 posted for Erosion and Sediment control measures.

**Mr. Katz motioned, Mr. Fossi seconded, to approve. Effective date: September 4, 2020. Motion carried 8-0.**



## **TOWN OF RIDGEFIELD**

### **Planning and Zoning Commission**

- **#2011-065-SR-AH and #2015-025-REV(SR)-REV(AH)**, 509 Main Street, Release of Bond amount \$5,000.00 posted for Erosion and Sediment Control and Maintenance.

**Mr. Katz motioned, Mr. Fossi seconded, to approve. Effective date: September 4, 2020. Motion carried 8-0.**

- **#2005-076-R, Pine Mountain Road/Wolf Pond**, Release of Bond amount \$3,150.00 posted for Staking and Installation on Monuments and Markers.

**Mr. Katz motioned, Mr. Hanlon seconded, to approve. Effective date: September 4, 2020. Motion carried 8-0.**

- **#8720-S, Pine Mountain Subdivision**, Release of Bond Amounts-\$1000.00, \$4300.00, \$9000.00 posted for Accessway A and \$3700.00 posted for Accessway B.

**Mr. Katz motioned, Mr. Hanlon seconded, to approve. Effective date: September 4, 2020. Motion carried 8-0.**

#### **Correspondence**

- E-mail dated September 1, 2020, stating that Governor Lamont is leaning towards extending the State of Emergency to February 9, 2021.

#### **Approval of Minutes:**

- **PZC meeting- July 28, 2020**

**Mr. Hanlon motioned, Mr. Robbins seconded, to approve as amended. Motion carried 6-0-2. Mr. Katz and Ms. Consentino abstained.**

#### **Adjourn**

Hearing no further discussion, the Chair adjourned the Meeting at: 7:36 p.m.

Respectfully submitted,

Eileen White