



TOWN OF RIDGEFIELD

Planning and Zoning Commission

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.

February 23, 2021

Present:

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

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

I. 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.

II. Discussion:

1. **#VDC-21-1:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for a two illuminated building sign “Fairfield County Bank” for a property located at **3 Governor Street** in the CBD Zone. *Owner: Fairfield County Bank. Applicant: Robert R. Jewell, Esq.*

Attorney Robert Jewell for the Applicant stated that the Application had been approved, as presented, by the VDC, but the Applicant did not agree to do the border around the sign.

Mr. Katz motioned, Mr. Robbins seconded, to approve as presented. Motion carried 9-0. Effective Date: February 26, 2021.



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2. **#2021-004-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an outdoor Beer garden for a property located at **137 Ethan Allen Highway** in B-2 Zone. *65 days to render a decision is April 29, 2021. Owner: Riverside Real Estate, LLC. Applicant: Nod Hill Brewery.*

Mr. Robert Kaye presented the Application, which he stated was, essentially, converting an overgrown field into a beer garden.

Mr. Kaye also stated that Nod Hill Brewery had partnered with the Pollinator Pathway to use native plants.

Mr. Baldelli said that there was no regulation for parking for a brewery, and that the Commission is relying on the information provided by the Applicant. Mr. Kaye had been able to create 70 additional parking spaces.

Questions from Commissioners included hours of operation and whether the Inland Wetlands Board had approved the Application, which they had.

Mr. Katz motioned, Mr. Robbins seconded, to approve as presented. Motion carried 9-0. Effective Date: February 26, 2021.

3. **#FP-21-1:** Site Plan Application for development in the Floodplain per Section 11. of the Town of Ridgefield Zoning Regulations to construct 2,120 linear feet of 8 feet wide combined-use walk path along Ligi Way and Farmingville Road located at **45 South Street**. *Owner: Town of Ridgefield. Applicant: Tory Sidoti.*

Mr. Charles Fisher and Mr. Tory Sidoti presented the Application.

Mr. Sidoti stated that the proposed elevated wooden board walk would not infringe upon the wetlands and that the board walk was the first portion of the trail network that would connect the Recreation Center with other parts of Ridgefield such as the Rail Trail.

Mr. Baldelli clarified that this Application had to come to the Planning and Zoning Commission before the IWB because the Commission has jurisdiction over the impact on Floodplains.

Questions from the Commission included clarification regarding the cross walk on Farmingville Rd. The Applicant explained how they intended to use a push button flashing light as a pedestrian safety tool.



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Mr. Katz motioned, Mr. Robbins seconded, to approve as presented. Motion carried 9-0. Effective Date: February 26, 2021.

3. **#A-21-1:** Regulation amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Section 3.3.B.e.i and 3.3.B.2.ii proposing expanding Accessory Dwelling Unit opportunities. *Commission initiated.*

Mr. Baldelli addressed each of the concerns expressed at the last Commission review of the Application including if Accessory Dwelling Units are part of the count of all dwelling units in Ridgefield and whether changes to the Regulations could be done without a Public Hearing.

Mr. Baldelli stated that ADU's are included in the dwelling unit count. Mr. Baldelli also stated that no proposed changes to the Regulations could take place unless it had been discussed during the Public Hearing.

Mr. Baldelli also presented that each residence has a field card on file in the Town Assessor Records that shows the square footage for each part of the residence.

Ms. Martin presented a pie chart that showed that approximately 2% of the Town's dwelling units are Accessory Dwelling Units, four categories of ADU's and the renovation expenses recorded in creating some ADUs. Ms. Martin stated that the expenses showed the expense of creating an ADU were probably higher than originally surmised by the Commission.

Comments from Commissioners included that the Plan of Conservation and Development showed that the largest age group in the Town of Ridgefield are those ages 54-74 and that family sizes are getting smaller and that the Covid-19 Pandemic has shown the need to keep families with aging parents together.

Mr. Fossi motioned, Mr. Hanlon seconded, to draft a Resolution of Approval for discussion at the next meeting. Motion carried 7-2.

5. *Business Zones c/o of Commissioner Fossi*

Mr. Fossi reported that discussion is continuing on the first-floor residential uses in some business zones and how to best protect Ridgefield's Downtown quality of ambience, given the current economic situation.



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6. Mandatory Reporting. % Director

Mr. Baldelli stated that provisions under Connecticut Statute #53a-148-a classifies a public official taking a bribe, or witnessing a bribe of another public official without reporting it, as a Class A Misdemeanor.

Chair Mucchetti clarified the provisions of the aforementioned statute by giving examples of simple gifts such as haircuts, or help with employment for children, must be avoided in order to adhere to the law.

III. New Submissions:

1. **#SP-21-1:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to add two small buildings of 10'x10' and 10'x20' for a property located at **872 Ethan Allen Highway** in the B-2 Zone. *Owner: M H C 83 HW PORTFOLIO LLC. Applicant: Norman Kotoch. For receipt and scheduling a sitewalk.*

Mr. Katz motioned, Mr. Fossi seconded, to Receive, Schedule a Site Walk for March 7, 2021 to set a future discussion/action date, pending approval by the Inland Wetlands Board. Motion carried 9-0.

2. **#SP-21-3:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to construct a barn in the front yard for a property located at **80 Donnelly Drive** in RAA zone. *Owner/Applicant: Steven Evanchik. For receipt and scheduling a sitewalk and Public Hearing.*

Mr. Hanlon motioned, Mr. Fossi seconded, to Receive, Schedule a Sitewalk for March 7, 2021 and a Public Hearing for March 23, 2021. Motion carried 9-0.

3. **#SP-21-4:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to expand Ridgefield Theater Barn located at **37 Halpin Lane** in ARHD Zone. *Owner: Town of Ridgefield. Applicant: Pamme Jones, Ridgefield Theater Barn. For receipt and scheduling a sitewalk.*

Mr. Katz motioned, Mr. Hanlon seconded, Receive, Schedule a Sitewalk for March 7, 2021 and a Public Hearing for March 23, 2021. Motion carried 9-0.

4. **#SP-21-5:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to construct a playscape, including swings, tether



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ball and 25'x50' sports court at Ridgefield Academy property located at **223 West Mountain Road** in RAAA zone. *Owner: Ridgefield Academy Inc. Applicant: David Valerie. For receipt and scheduling a sitewalk.*

Mr. Katz motioned, Mr. Hanlon seconded, Mr. Hendrick was recused, to Receive, Schedule a Sitewalk for March 7, 2021 and a Public Hearing for March 23, 2021. Motion carried 8-0. Mr. Hendrick is recused on the application,

5. **#MISC-21-2:** Review to Site Plan Application #2007-038-SPA for final landscape and civil engineering plans for a property located at **63-67 Prospect Street** in MFDD Zone. *Owner/Applicant: The Giardini Limited Partnership and Pierandri Realty LLC. Authorized Agent: Meaghan Miles. For receipt and scheduling a sitewalk.*

Mr. Katz motioned, Mr. Hanlon seconded, to Receive and Place on Agenda for the March 9, 2021 Meeting. Motion carried 9-0. The Site was walked in June of 2020.

IV. Correspondence
None.

V. Approval of Minutes:

- **PZC meeting-** February 09, 2021

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

VI. Adjourn

Hearing no further discussion, the Chair adjourned the meeting at 9:31 p.m.

Respectfully Submitted,

Eileen White