



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.

October 26, 2021 Present: Susan Consentino (Joined at: 7:02 p.m.)
Joseph Dowdell
Robert Hendrick
John Katz (Joined at: 7:03 p.m.)
Rebecca Mucchetti, Chair
Ben Nneji
Charles Robbins, Vice Chair

Absent: Joseph Fossi
George Hanlon

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. and gave an overview of Zoom Webinar and the aspects of Zoom Webinar procedures.

Before proceeding with the Public Hearings, the Chair announced that Commissioners Fossi, Hanlon, Mucchetti and Robbins would be retiring at the end of the current term.

Also, Mr. Richard Baldelli, Director, Planning and Zoning and Zoning Enforcement Officer, would be retiring after over 35 years of service to the Town on January 3, 2022 and Ms. Martin, Town Planner, is leaving to work with the consulting firm of Milone and McBroom.

The last Planning and Zoning Commission meeting for the retiring Commissioners will be November 9, 2021, with the new Commission members term starting on November 16, 2021.



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Congratulations to everyone.

II: Public Hearings:

- 1. A-21-6:** Regulation amendment Application per Section 9.2.B for Legislative amendment –Accessory Dwelling Units- Section 3.3; Section 5.6 and Section 6.2. *Commission initiated.*

Ms. Martin read the Legal Notice.

Ms. Martin identified four areas of Regulation wording corrections that were necessary to be compliant with Public Act 21-29 passed by the Connecticut Legislature in June of 2021.

Questions and concerns from Commissioners included whether the proposed wording was redundant and clear enough for proper interpretation and whether an ADU was intended to be in accordance with the design of the main property dwelling.

Ms. Martin stated that she had talked to the Building Officer, Jay Celestino, about the Building Codes for assistance with adequate language.

Mr. Baldelli stated that there was no Technical Correspondence.

The only public comment was from Ms. Elizabeth DiSalvo who agreed with Commissioner Katz that the ADU not be offensive to the design of the original property dwelling.

The Public Hearing closed at: 7:33 p.m.

Hearing no further discussion, the Chair closed the Public Hearing at: 7:33 p.m.

Chair Mucchetti called the next Public Hearing to Order at 7:33 p.m. via Zoom Webinar.

- 2. A-21-7:** Regulation amendment Application per Section 9.2.B for Coastal Living Amendments-Section 8. *Commission initiated.*

Ms. Martin read the Legal Notice.

Ms. Martin gave an overview of the proposed Regulation amendment that would put Section 9.2.B in compliance with Public Act 21-29. A regulation from the Town of Stonington was presented as a simple example to adhere to the new Statute.



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Commissioner Hendrick asked why the Ridgefield Brook was not included in the list of rivers. Ms. Martin answered that the rule of thumb was to use the four rivers that were stated in the Inland Wetland Regulations.

Commissioner Consentino asked if there were any Regulations on pesticides and, hearing that there were none under Planning and Zoning, asked if there could be some established. The Chair responded that in the past, pesticide use Regulations had been the purview of the Inland Wetlands Board.

The Commissioners also discussed understanding the Regulations and seeing that it would require an additional 25 feet of setback outside of the regulated area for pesticide and fertilizer implementation.

Mr. Baldelli stated that there was no Technical Correspondence.

There were no comments from the public.

The Public Hearing closed at: 7:52 p.m.

Hearing no further discussion, the Chair closed the Public Hearing at: 7:52 p.m.

Chair Mucchetti called the Meeting to Order at 7:52 p.m. via Zoom Webinar.

III: Discussions:

- 1. A-21-6:** Regulation amendment Application per Section 9.2.B for Legislative amendment –Accessory Dwelling Units- Section 3.3; Section 5.6 and Section 6.2. *Commission initiated.*

After discussion, Mr. Nneji asked that the reference to a second entrance in the primary building - Section 3.3.2.b.2.f.ii - be removed. Messrs. Hendrick and Robbins each accepted Mr. Nneji's amendment to their Motion.

Mr. Hendrick motioned, Mr. Robbin seconded, to approve as presented and amended. Motion carried 7-0. Effective Date: November 5, 2021.

- 2. A-21-7:** Regulation amendment Application per Section 9.2.B for Coastal Living Amendments-Section 8. *Commission initiated.*

Mr. Katz motioned, Ms. Consentino seconded, to approve as amended. Motion carried 7-0. Effective Date: November 5, 2021.



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- 3. VDC-21-10:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations to install signs ‘Trillium architects’ on front and west side of the building at **16 Bailey Avenue**. *Owner/Applicant: Elizabeth DiSalvo.*

Ms. DiSalvo presented the Application. The Village District Commission had approved the Application.

Mr. Katz motioned, Mr. Hendrick seconded, to approve as presented. Motion carried 7-0. Effective Date: November 5, 2021.

- 4. SP-21-19:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per section for expansion of 646 Square feet of addition at Ridgefield Playhouse at **80 East Ridge Road**. *Owner: Town of Ridgefield. Applicant: Doug MacMillan.*

Mr. MacMillan presented the Application, which included renovations to the interior space to create a bigger box office, green room, dressing rooms and hospitality space. There would be no increase of intensity of use.

The Chair stated that the Commissioners had walked the site on October 24, 2021.

There were no questions from the Planning and Zoning Commission.

Mr. Katz motioned, Mr. Robbins seconded, to approve as presented. Motion carried 7-0. Effective Date: November 5, 2021.

- 5. SP-21-20:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per section 7.2.E.3 to install second sign “Lantern” at the property located at **59 Ethan Allen Highway**. *Owner: Club Ched LLC. Applicant: Ashlea Andrews.*

Ms. Andrews presented the Application.

The Chair stated that the Village District Commission had objected to the temporary banner sign but under the current executive orders, the banner would be permitted until January 1, 2022.

Mr. Katz motioned, Mr. Nneji seconded, to approve as presented. Motion carried 7-0. Effective Date: November 5, 2021.



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IV: New Submissions:
None.

V: Correspondence:

- **Letter from Cassagmo Association;** Re: The Ridgefield Brook.
- **Letter from DEEP;** Re: WPCA Application.
- **Letter from Open Communities Alliance Zoning for Equity Report.**

The Chair stated that the Connecticut Federal Agency Fall 2021 Newsletter has also been distributed and that the first article spoke of how external traffic impacts may not be considered by Planning and Zoning Commissions if the use is already permitted in the zone.

Also, there are workshops offered by the Connecticut Federal Agency at the end of the newsletter and the Connecticut Legislature requires a minimum of four hours of training per year for Planning and Zoning Commissions.

The Chair stated that it is the policy to have all correspondence addressed to the Chair or to the PZC, distributed to the Commissioners. Ms. Mucchetti said that the only correspondence that has not been distributed are the recent ethics complaints filed against her, the correspondencing emails, and the final reports of the Board of Ethics. Ms. Mucchetti has decided to release them, and they will be distributed via email to the PZC October 27, 2021.

Mr. Nneji had a question about the Cassagmo Association and their complaints. Mr. Baldelli stated that they had been referred to Town Hall for a meeting with First Selectman Rudy Marconi.

VI: Approval of Minutes:

- **PZC Meeting-**October 12, 2021

Mr. Hendrick motioned, Mr. Nneji seconded, to approve as amended. Motion carried 7-0.

- **Sitewalk-** October 24, 2021

Mr. Katz motioned, Mr. Nneji seconded, to approve as amended. Motion carried 7-0.

Commissioners Katz thanked Ms. Martin for her dedicated work to the Town of Ridgefield and said she would be missed.



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VII: Adjourn

Hearing no further discussion, the Chair adjourned the meeting at: 8:21 p.m.

Respectfully Submitted,

Eileen White