



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.

October 6, 2020	Present:	Susan Consentino Joseph Dowdell George Hanlon Robert Hendrick John Katz Rebecca Mucchetti, Chair Ben Nneji Charles Robbins, Vice Chair
	Absent:	Joseph Fossi

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Thomas Beecher, Commission Counsel
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. The Chair conveyed that those who are viewing the Webinar and are having difficulty with Gallery Options should check their devices so that they have the proper settings. The Chair also stated that the Town IT Department says that there is now enough storage capacity for both video and audio transmissions of the Commission Meetings to be stored and shared when requested through the Planning and Zoning Department Administrator.

Mr. Robbins motioned, Mr. Nneji seconded, to Raise to the Agenda a further discussion about Town e-mail addresses for the Planning and Zoning Commissioners. Motion carried 8-0.

Discussions

1. Public Water Supply Amendment discussion. % Staff and Counsel



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Commission Counsel Beecher explained how the Aquifer Protection Agency has statutory jurisdiction over the Level A Mapped Aquifers approved by the State of Connecticut and DEEP. There is only one Level A Mapped Aquifer in Ridgefield.

Mr. Beecher stated that when the Aquifer Protection Agency became separate from the Planning and Zoning Commission's statutory jurisdiction, the regulatory language in Section 6.2 should be revised to accommodate this alteration. Attorney Beecher furthered that the proposed amendment to Section 6.2 is meant to bolster the existing regulation to protect current and future groundwater drinking supplies.

Mr. Baldelli stated that a Level A Mapped Aquifer is defined as serving at least 1,000 persons, as stated by Connecticut General Statute. Mr. Baldelli said that Ms. Martin and Mr. Beecher have proposed language to bolster the regulation for further protection. There are nine Aquifers in Ridgefield that are statutorily under the jurisdiction of the Planning and Zoning Commission and the one Level A Aquifer, the Oscaleta Aquifer, is statutorily under the Aquifer Protection Agency's jurisdiction.

Also, Mr. Baldelli stated that Administrator Paranjape is working with Joseph Merritt Co. on a Public Water Supply Map in time for the Public Hearing on this matter. In the meantime, there is an Aquifer Map on the Planning and Zoning Website.

Questions from the Commissioners included how the original maps came about and whether the Inland Wetlands Board and the Conservation Commission should be directly included in the Regulations Amendment process.

The Chair stated the history of the Planning and Zoning Commission and Aquifer Protection. Mr. Baldelli said that all Applications and proposed Amendments to the Planning and Zoning Commission are sent to all the agencies in Town for comment as part of the process.

The Chair said that the Draft Amendment to the Regulation would be forwarded to the Inland Wetlands Board for their comments.

The Commission consensus was that each Commissioner would individually peruse the proposed changes to the Regulation, before a further Commission discussion and before a Public Hearing. Mr. Beecher will be present at the Wednesday, November 4, 2020 Commission Meeting.

Mr. Beecher left the Webinar at: 7:59 p.m.

2. Topics for Commission discussion. % Mr. Robbins

Mr. Robbins initiated a discussion of topics that the Commission could present during their Working Meetings for further education on Planning and Zoning. These topics could include: form-based zoning, middle housing and renewable energy.



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The Commission consensus was that these topics for discussion could be useful during times when the Commission's Agenda was not full. Mr. Robbins will work on an idea for the first of these Topic Discussions.

New Submissions:

1. **#2020-054-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 8.5 Character Resource Preservation to construct a canopy addition/ Terrace renovation at Garden House Building at Keeler Tavern Museum property located at **132 Main Street** in the RA Zone. *Owner/Applicant: The Keeler Tavern Museum & History center. Authorized Agent: Sean O'Kane AIA Architect PC. For receipt, scheduling a site walk.*

Mr. Katz motioned, Mr. Robbins seconded, to Receive, Have Individual Site Walks and Schedule Discussion on October 27, 2020. Motion carried 8-0.

2. Discussion of Town e-mail addresses for Planning and Zoning Commissioners

After some discussion, the Chair stated that the consensus was that the use of both personal and Town e-mail addresses be done for the next month to offset conflicts with the Zimbra system and various device types.

Correspondence

None.

Approval of Minutes:

- **PZC meeting- September 22, 2020** (Emailed on October 01, 2020)

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

Adjourn

Hearing no further discussion, the Chair adjourned the Meeting at: 8:29 p.m.

Respectfully submitted,

Eileen White