



TOWN OF RIDGEFIELD

Planning and Zoning Commission

Ms. Martin read the Legal Notice.

Mr. Baldelli gave a history of the existing Accessory Dwelling Unit (“ADU”) regulations and the reasons behind presenting two revisions to the regulations. The first revision would expand the square footage of the ADU’s from 900 square feet to 1200 square feet. The second revision would permit a second bedroom for the ADU. He explained that this recommendation came from calls to the Planning and Zoning Department from more Ridgefielders requesting to have their parents live with them.

Mr. Baldelli furthered that he could not recall one single violation complaint in the last 17 years, since the ADU regulation was first created.

Comments from Commissioners consisted of the proposed revisions being too general and the need to research what nearby Towns have in place for their Accessory Dwelling Units.

Under Technical Correspondence, Mr. Dave Goldenberg, Chair of the Affordable Housing Committee read into the Record his letter in support of the regulation revisions. Mr. Goldenberg said that another bedroom in an ADU would allow single mothers with their child and other small families to stay in Ridgefield. Mr. Goldenberg said that the regulation changes would help to offset Connecticut’s long-standing housing shortage.

Public comments were taken from the following citizens:

Ms. Lori Mazzola

Mr. Joe Shapiro

Ms. Brittney Crystal

Ms. Tracey O’Connor

Ms. Jeanmarie McLean who sent an e-mail on February 8, 2021

Ms. Catherine Savoca

Ms. Barbara Soldano

Ms. Lynn Noyes

Mr. Thomas Olkoski

Mr. Michael Schmer

Ms. Sheryl Knapp

Hon John Frey could not join due to technical difficulty

Comments and questions included how the proposed regulation revisions would affect the procedure for ADU applications. Mr. Baldelli said that the procedure for applications would remain the same, with each department having to approve the application for the application to go through.

Hearing no further discussion, the Chair adjourned the Public Hearing at 9:09 p.m.



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The Public Hearing closed at: 9:09 p.m.

Respectfully Submitted,

Eileen White



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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 9, 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

Chair Mucchetti called the Meeting to Order at 9:09 p.m. via Zoom Webinar.

I. Discussion:

1. IHZ discussion. % Westport Chair

Ms. Danielle Dobin, Chair of the Planning and Zoning Commission of Westport and Ms. Michelle Perillee, Deputy Director of Planning, Town of Westport gave a Power Point presentation of Westport's Inclusionary Housing Zone (IHZ) procedure.

The presentation included Westport's plans to revitalize the Downtown area, requiring buildings to be 20% inclusionary and how an affordability plan must be submitted with an application to the Town of Westport.

Ms. Dobin stated that the concept is to develop inclusionary housing zones without going through 8-30g.

2. #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.*



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This matter will be scheduled for Discussion at the February 23, 2021 Agenda.

II: New Submissions:

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.. For receipt.*

Attorney Jewell stated that the VDC had approved the application on February 9, 2021.

Mr. Katz motioned, Mr. Fossi seconded, to Receive and Schedule Discussion at the February 23, 2021 Meeting. Motion carried 9-0. Members agreed to individual site visits.

2. **#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 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. For receipt and scheduling a sitewalk.*

Mr. Fossi motioned, Mr. Katz seconded, to Receive and Schedule Discussion at the February 23, 2021 Meeting. Motion carried 9-0. Members agreed to individual site visits.

III: Correspondence

None.

IV: Approval of Minutes:

- **PZC meeting-** January 26, 2020

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

- **Sitewalk-**February 07, 2021

Mr. Fossi motioned, Mr. Katz seconded, to approve. Motion carried 7-2. Ms. Consentino and Mr. Hendrick abstained.



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V: Adjourn

Hearing no further discussion, the Chair adjourned the meeting at 9:47 p.m.

Respectfully Submitted,

Eileen White