



## 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.

June 8, 2021                      Present:                      Susan Consentino (Joined at: 7:01 p.m.)  
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 Public Hearing 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:      Public Hearing:**

- 1.        A-21-3(Contd.):** Regulation amendment Application per Section 9.2.B to add a Section 7.16 Renewable Energy Regulations and Section 2.2 – Definitions. Commission initiated.

Chair Mucchetti stated that the Legal Notice was read at the May 11, 2021 Public Hearing.

Mr. Baldelli restated the definitions of both lot coverage and impervious surface to offset confusion from the last discussion. Lot coverage regulates the maximum square footage of buildings with a roof over them. Impervious surface is coverage on the ground



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that does not allow water to penetrate. Ridgefield does not have any minimum or maximum impervious surface coverages prohibitions.

Mr. Baldelli furthered that, with the impervious surface regulation, upon exceeding the premises threshold, a Stormwater Management Plan has to be submitted as a part of the application for that project on that property.

Chair Mucchetti read into the Record the following items that have been added to the file since the May 11, 2021 public hearing:

- Solar panel calculations spread sheet, uploaded on May 18, 2021;
- Solar panel and lot coverage calculations done by Mr. Baldelli, uploaded on May 13, 2021;
- A presentation by Dwayne Escola and RACE from March 2019;
- Suggestions and proposed regulations stated by Mr. Escola and RACE, including calculations, a chart and a letter from Mr. Escola dated June 3, 2021;
- Staff Memo regarding geothermal and ground mounted solar panels, dated June 3, 2021;
- E-mail from Lori Mazzola with photos, dated June 8, 2021.

Ms. Martin gave an overview of the Staff Memo that highlighted two topics: geothermal energy and its relationship to ground source heat pumps as renewable energy, and Stormwater runoff and its relationship to ground-mounted solar panels, which included guidelines from DEEP. Ms. Martin stated that actual standards were attached to her report and that the Staff was applying the same standards to this matter as had been given to the recent Boehringer Ingelheim ground mounted solar installation.

Commission comments and questions included that DEEP recognizes that geothermal energy is renewable energy. Commissioner Hanlon also stated that small lots should be greatly considered in terms of impervious surface.

Public comments were taken from the following:

Mr. Dwayne Escola, RACE Committee  
Ms. Lori Mazzola

The Chair asked Mr. Baldelli if there was any Technical Correspondence. Mr. Baldelli replied that the list Ms. Mucchetti read into the Record was sufficient.



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The Chair polled each Commissioner to convey their thoughts about the proposed regulations, including the new data from the presentations thus given. Each Commissioner did so with majority of the Commissioners stating that impervious surface should be considered more of a concern than lot coverage.

The Chair asked the Commissioners if there was enough information to send the proposed Amendment to the Regulations back to the Staff to make revisions. The consensus was to continue the Public Hearing to July 13, 2021.

Commissioner Hendricks stated he thinks the size of ground-mounted solar arrays should be restricted on lots in the R-20, 10 and 7.5 zones.

Mr. Baldelli responded that the Staff findings for the July 13, 2021 Public Hearing would consider using lot size instead of zoning districts for small lot solar array coverage.

**The Public Hearing is Continued to: July 13, 2021.**

Hearing no further discussion, the Chair adjourned the Public Hearing at: 8:52 p.m.

Chair Mucchetti called the Meeting to Order at 8:52 p.m. via Zoom Webinar.

### **III: Discussions:**

1. **A-21-3:** Regulation amendment Application per Section 9.2.B to add a Section 7.16 Renewable Energy Regulations and Section 2.2 – Definitions. Commission initiated.

**The Public Hearing is Continued to: July 13, 2021.**

2. **SP-21-8:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for additions and alterations to the existing building at a property located at **41 Governor Street** (Boys & Girls Club). *Statutorily received May 11, 2021. Site Walked on May 23, 2021 and June 6, 2021. Owner: Boys & Girls Club of Ridgefield Inc. Applicant: Robert R. Jewell, Esq.*



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Attorney Robert Jewell, speaking for the Applicant, reintroduced most of the Team that had been present from the last discussion. In this instance, the traffic consultant, Mr. Cipola, was not present.

The Chair stated that the premises had been re-walked by the Commission on June 6, 2021.

Mr. Jewell said that, from the findings of the last discussion, there would not be an effort to revamp the proposed parking lot expansion, thereby, preserving the existing trees.

Commissioner Consentino asked about an access road for the Fire Department in case of emergency. Mr. Jewell answered that that particular item is part of a Building permit process and that emergency planning is always a top priority.

**Mr. Katz motioned, Mr. Hendrick seconded, to approve as modified. Motion carried 9-0. Effective Date: June 11, 2021.**

3. **SP-21-9:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a pagoda structure for smoker and refrigerator at a property located at **545 Ridgebury Road** (Ridgefield Golf Course). *Statutorily received May 11, 2021. Site walked June 6, 2021. Owner: Town of Ridgefield. Applicant: Ralph Langham.*

Mr. O'Deen presented the Application. Mr. John Lloyd, his business partner for the last six years, was also present, but did not speak.

Mr. Katz was recused because he owns adjacent property to **545 Ridgebury Road**.

**Mr. Robbins motioned, Mr. Fossi seconded, to approve as presented. Motion carried 8-0-1. Effective Date: June 11, 2021. Mr. Katz was recused.**

#### **IV: New Submissions**

1. **SP-21-11:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a two pergola over existing bocce Court at a property located at **193 Danbury Road** (Founders Hall). *Owner: Ridgefield Senior Center Foundation. Application: Grace Weber. To receive and schedule sitewalk and discussion.*

Ms. Consentino was recused because of her employment at Founders Hall, **193 Danbury Road**.



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**Mr. Hanlon motioned, Mr. Fossi seconded, to Receive, Schedule a Site Walk for June 20, 2021 and a Discussion after the Inland Wetlands Board review. Motion carried 8-0-1. Ms. Consentino was recused.**

2. **SP-21-12:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a two stall horse barn in the front yard at a property located at **4 Old Oscaleta Road**. *Owner/Applicant: Megan Terry. To receive, schedule a sitewalk and Public Hearing.*

**Mr. Katz motioned, Mr. Hanlon seconded, to Receive, Schedule a Site Walk for June 20, 2021 and a Public Hearing for June 22, 2021. Motion carried 9-0.**

There were no requests for bond releases.

**V: Correspondence:**

- Letter from Mr. Beckenstein

Commissioner Katz commented that Mr. Beckenstein's comments while rude, were well-founded.

**VI: Approval of Minutes:**

- **PZC Meeting-May 25, 2021**

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

- **Sitewalk- June 06, 2021**

**Mr. Hendrick motioned, Mr. Robbins seconded, to approve as amended. Motion carried 8-0-1. Mr. Katz abstained.**

**VII: Adjourn**

Hearing no further discussion, the Chair adjourned the meeting at: 9:10 p.m.

Respectfully Submitted,

Eileen White