



TOWN OF RIDGEFIELD

Planning and Zoning Commission

APPROVED/REVISED MINUTES SUBCOMMITTEE ON BUSINESS ZONES SPECIAL MEETING

These minutes are a general summary of the meeting and are not verbatim transcription.

April 01, 2021

Present: Joe Fossi
Karen Martin, Chair
Bob Cascella
Geoffrey Morris
Wing Biddle
Charles Robbins
Stephen Rapaglia
Steve Zemo

Absent: Cameron Cole Carcelan
Bob Knight
Susan Buzaid

Also Present: Aarti Paranjape, Office Administrator/ Recording Secretary

I. Call to order

At 8:33 AM, Ms. Martin called the meeting to order.

II: Discussion

1. Review of Zoning Map for proposed map changes

Ms. Martin shared the Central Business District map and talked about the overlay zone. Mr. Fossi walked the members through each property on Bailey Avenue to consider which could benefit from the concept of first floor residential. Mr. Fossi stated that parking would be a main concern. He suggested consulting the Parking Authority to check the availability of the parking spots for that part of the CBD district.

Mr. Morris pointed out that the one-story retail properties on Bailey Ave. were a main reason for discussion to decide the first floor residential in the CBD district.

Mr. Zemo suggested revisiting and rebuilding the district taking into consideration the design element.



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Mr. Rapaglia expressed concerns for parking too. He asked how form based zoning would work. He added that design guidelines should be specified.

Ms. Martin said that the Architectural Advisory Committee can setup design guidelines as they would be reviewing the project when any alteration is suggested by the property owner in the CBD.

Mr. Fossi highlighted the properties which could be considered for the first floor residential changes on Bailey Avenue.

Discussion ensued for the properties on Grove Street, Governor Street and Catoonah Street which could be considered as well for same first floor residential concept. A sketch of a map with the proposed overlay zone was agreed upon.

Members discussed the affordability aspect. A preliminary decision to require 20% affordable units in buildings of 5 units or more at an 80% AMI rate was agreed upon when property owners convert the building to all residential only and take advantage of the overlay.

Consensus was to present the language for the proposed change to the Planning & Zoning Commission.

Ms. Martin will draft an update to the proposed zoning language to include following points along with standard language:

- Parking
- Design aspect and guidelines from the AAC
- Affordability

III: Approval of Minutes

- **March 19, 2021,**

Mr. Cascella motioned to approve the meeting minutes for the Subcommittee on Business zones. Mr. Morris seconded it. Motion carried 8-0.



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IV. Adjourn

The next meeting is scheduled for April 16, 2021 at 8:30AM via zoom. The focus of discussion will be B-2 zones on the north corridor of Route 7 and near Branchville Road.

Hearing no further, Ms. Martin adjourned the meeting at 9:40AM.

Respectfully submitted by,

Aarti Paranjape