



TOWN OF RIDGEFIELD

Planning and Zoning Commission

APPROVED/REVISED MINUTES SUBCOMMITTEE ON BUSINESS ZONES

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

March 19, 2021

Present: Joe Fossi (Joined at 8:44AM)
Karen Martin, Chair
Bob Cascella
Geoffrey Morris
Cameron Cole Carcelan
Charles Robbins
Stephen Rapaglia
Steve Zemo
Susan Buzaid

Absent: Wing Biddle
Bob Knight

Also Present: Aarti Paranjape, Office Administrator/ Recording Secretary

I. Call to order

At 8:34 AM, Ms. Martin called the meeting to order.

II: Discussion

1. Continued discussion on business Zone

Ms. Martin talked about the draft zoning language. She added that Mr. Fossi, Mr. Robbins and she worked on the proposed language to combine the B3 zone with B-2 zone. She said the language of B-3 was duplicative of the B-2 except for one where under B-3 research laboratory was allowed as of right vs in the B-2 it will be by special permit.

Mr. Zemo inquired about the B-2 requiring one-acre lots for certain uses. He suggested looking into why this requirement exists. He stated that the goal is to have some flexibility and be market driven without singling out any particular property.

Ms. Martin talked about the new overlay zone. She added that she created a new section 5.8 which has language for Downtown Residential Overlay Zone. The language mimics other regulations for overlay zones. The new zone which will encompass the streets off of Main Street, will focus on allowing the residential opportunity on the first floor in addition to what is allowed in the CBD district. It gives more flexibility but also allows



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more density options to the downtown. Discussion ensued that it will be based on the demand so if in the future, the demand is more for retail, property owners still have flexibility.

Ms. Martin said that eventually the members will look at the parcels on the map and determine the overlay zone.

Mr. Rapaglia asked how the parking and building heights will be addressed.

Ms. Martin mentioned the language says the parking on the rear and under the building, but the side of the building can be included as well. She added that other bulk requirements for the buildings will be addressed as under the current CBD zones.

Members will meet in person and draw the map of the overlay zone at the next scheduled meeting.

Ms. Martin informed the group that the next steps will be to have a discussion with the Planning & Zoning Commission for feedback and then holding a public hearing. Ms. Martin added that the presentation to the Commission should include data analysis showing empty store fronts, maps etc.

III: Approval of Minutes

- February 05, 2021, Special meeting

Mr. Morris motioned to approve the meeting minutes for the Subcommittee on Business zones. Mr. Robbins seconded it. Motion carried 9-0.

IV. Adjourn

The next meeting is scheduled for April 02, 2021 at 8:30AM in person.

Hearing no further, Ms. Martin adjourned the meeting at 9:07AM.

Respectfully submitted by,

Aarti Paranjape