

Town of Ridgefield
Parking Authority Special Meeting
June 24, 2024 – 8:00 a.m.
Town Hall Lower Level Small Conference Room, 400 Main Street, Ridgefield, CT
MEETING MINUTES - APPROVED

Members present: J. Wilmot, E. Burns, M. Recck

Members absent: None

Also Present: L. Yarrish, Parking Enforcement Officer

Chairman Recck called the meeting to order at 8:07 a.m.

1. Approval of minutes from May 16, 2024. Mr. Recck moved, and Ms. Wilmot seconded, approval of minutes for 5/16/24. Motion passed 3 – 0.
2. Parking Enforcement Officer report: Mr. Yarrish reported that the town is still waiting for the striping contractor to re-stripe the lots. Ms. Burns mentioned that she had received a call from the owner of 440 Main (Willett Properties) and they have a re-striping plan for the ADA audit of his lot, which will require re-striping and altering the handicap space in the rear of the building, as well as installation of a new handicap sign. He will provide us with the striping plan as soon as he receives it. Mr. Yarrish also reported that there were more events in Ballard Park this summer than in the past and it's difficult to control the lot during non-CHIRP events. People attending the CHIRP concerts are easily identifiable (ie. carrying picnic baskets, etc.) For other events it not as obvious and people say they're going to a store in the CVS complex even if they're going to the park event. A general discussion continued about the policies and criteria for organizations (for-profit vs. not-for-profit, local vs. not local, etc.) considered (if any) by Parks & Rec which manages the park. The 2024 summer events are already booked, so nothing can be done for this year. It would be good to have data from downtown businesses to see if these large events in the park are a positive or negative for their business, so an conversation can be initiated with the Board of Selectmen and the ECDC.
3. CVS/USPS lot discussion
 - a. No progress with USPS.
 - b. Mr. Recck emailed the proposed new parking map again to Benenson but has not heard anything back from them. Ms. Wilmot received a negative response from Benenson regarding the proposed use of the USPS lot next to the Mariner. Consequently, the proposed parking map that was sent to them will have to revert back to the original plan, with the only change being the addition of the EV spaces time limits enforcement. Ms. Burns will make those changes and send to Mr. Recck.
4. Review draft agreements
 - a. Regency Centers, 404-424, 424R & 426 Main Street. No draft yet.
 - b. Fairfield County Bank Insurance Services, 401 Main Street. Ms. Burns shared her draft proposal for 401 Main Street. Mr. Recck moved, and Ms. Wilmot seconded a motion to finalize the draft and send it to the FCBIS manager. Approved 3 – 0.
5. EV Violation trial discussion The Board of Selectpersons voted on April 24 to allow the PA to issue warnings for ICE (non-EV/non-hybrid) vehicles parked in the designated EV spaces

rather than tickets for 2 months. That trial period is nearly up, so Mr. Recck will request that the PA be added to an upcoming July meeting of the Selectpersons to review the results of the trial period, and to remind them that this is a private lot operated by the town under an agreement with the landlord. Mr. Yarrish reported that 32 warnings for ICE vehicles parked in the EV spaces had been issued so far.

6. 3 Big Shop Lane discussion

- a) Terrasole: A new application has been submitted to the P&Z but the raised platform, artificial hedges and table remain, eliminating 4 parking spaces. The public hearing will be held on this new application on July 16th.
- b) Luc's Café: The P&Z held a public hearing for an after-the-fact application for a structure for dining which utilizes 2 parking spaces. The owner reported that the total number of seats remains approximately the same. Mr. Recck attended and spoke about parking concerns in the Bailey Avenue lot. With so limited parking available for the Big Shop lane tenants (which is restricted to Big Shop customers only), many Big Shop employees are parking in the 3-hour spaces in the Bailey Avenue lot and moving their cars during the day. The lot is town-owned and is used by the customers and patrons of many nearby businesses. The owner of Luc's, Herve Aussavis, indicated at the hearing that his employees are utilizing the all-day free Governor Street lot. This is contrary to what PA enforcement agents have observed. Mr. Recck also reported that Town Planner Alice Dew indicated that the P&Z had been too quick to enact their outdoor dining regulations and that they would need to be revised.

7. Governor St lot to Bailey Avenue sidewalk discussion – Given the RVNA's unwillingness to consider a walkway easement through their parking lot, this agenda item will be eliminated going forward.

8. Revisit Main Street passes. Mr. Recck was contacted by Wayne Addressi requesting that the PA consider offering parking passes to customers or to not ticket first-time violators. It was noted that Mr. Addressi has a private lot behind his building that is restricted to his tenants and their customers. Mr. Yarrish reported that their hand-held devices do not provide information about whether or not a car had been ticketed before.

9. Parking Data review. Mr. Recck requested that the tax collector's office provide us with reports that end on the last day of the month each month, rather than randomly generated reports to make comparisons easier. He shared the May report that indicated 116 daily parking fees at the Branchville Train Station lot, and 210 violations in the CBD, 135 of which were overtime violations.

Adjournment. Ms. Burns moved, and Mr. Recck seconded a motion to adjourn at 9:15 a.m. Motion approved 3 – 0.

Respectfully submitted,

Ellen Burns