

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
AGENDA (REVISED)**

Policy: "Planning & Zoning Commission meetings will be conducted under Roberts Rules of Order and all participants are expected to conduct themselves with dignity and treat all those present with respect, empathy and civility."

**December 14, 2021
7:00 PM –Town Hall Annex**

**First Floor Conference Room
66 Prospect Street, Ridgefield, CT**

Please note that this will be a hybrid model meeting, which means you can choose to attend via Zoom, or in the Conference Room.

Follow the link below and register in advance for Zoom access to the Planning & Zoning Commission meeting:

https://us02web.zoom.us/webinar/register/WN_zRDY_xcRQOI07r2my38oA

I. Call to order:

II: Discussions:

- 1) Affordable Housing. For discussion and possible action*. Debrief from Affordable Housing Committee (AHC) public meeting on December 1st; overview of process to develop 8-30j plan by July 2022, as required by state statute; *appoint AHC Liaison. % Chair.
- 2) P&Z considerations re: federal infrastructure funding. For discussion. % Commissioner Okrongly.
- 3) 2021 P&Z Department Activity. For information and discussion. Snapshot of 2021 YTD department activity (# of applications, etc.) to be distributed for Commission awareness. Members are invited to discuss what data/information would be helpful for them, going forward. c/o Chair.
- 4) 2022 P&Z Department Budget. For discussion and possible action*. Proposed budget to be distributed. Review, discussion, and possible action* to approve. % Chair.
- 5) 2022 PZC Strategy & Priorities Discussion. For discussion. All members are invited to offer their thoughts on topics or initiatives where they would like to see the Commission focus in 2022. Commissioners are welcome to bring their own list or other materials to share with colleagues, to facilitate this discussion. To maintain meeting efficiency, the Chair may limit the time and postpone further discussion to the next Regular Meeting in January. % Chair.

- 6) Executive Session. Re: personnel search for P&Z Director / ZEO and transitional staffing plans. For interview(s) if appropriate, and discussion on candidates.
- 7) P&Z Director / ZEO. (In public meeting / after Exec Session). For discussion and possible vote to extend an offer to a candidate, and/or to engage an interim contractor/consultant.

II: New Submissions:

1. **SP-21-22:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 for construction of a 3 car garage in the front yard for a property located at **209 Old Stagecoach Road**. Owner/Applicant: Erin Caviola. For receipt and scheduling a sitewalk and public hearing.
<https://ridgefieldct.viewpointcloud.com/records/85227>
2. **SP-21-23:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct ground mount solar panels at a property located at **60 South Street (recycling center)**. Owner: Town of Ridgefield. Applicant: Dwayne Escola. For receipt and scheduling a sitewalk.
<https://ridgefieldct.viewpointcloud.com/records/85265>

III: Release of Bond

1.439 Silver Spring Road, #**2019-045-REV(SP)**. Request for release of bond for \$32,000.00 posted for Erosion and sediment control.

IV: Approval of Minutes:

- **PZC Meeting** - **Regular Meeting**-November 23, 2021
 - **Special Executive Meeting:** November 30, 2021
 - **Special Meeting:** December 01, 2021