



## 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.

September 14, 2021                      Present:                      Susan Consentino (Joined at: 7:02 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 and Section 8.6 Uses subject to Moratorium and Section 2.2 – Definitions. Commission initiated.

Chair Mucchetti commented briefly that the purpose of the Public Hearing was solely to determine if the Planning and Zoning Commission (“Commission”) would revise the zoning regulations to enact a temporary moratorium on applications for or approvals of recreational cannabis establishments in Ridgefield. The Commission is not taking a position for or against recreational Cannabis.



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This procedure is the same one followed in 2014 when the State passed legislation to allow for the sale of medical Cannabis. The Commission then adopted a 12 month moratorium to receive input from the public and the Town.

The Legal Notice was read by Ms. Martin.

Since Ms. Martin had technical difficulty in screen sharing the proposed language for a Moratorium, Chair Mucchetti read from the document prepared for the public. The document included that the fact that the Commission recognizes the role that the State has given to Planning and Zoning Commissions throughout Connecticut in determining how each Town will determine parameters for studying the new legislation allowing recreational Cannabis. It references the July 27 discussion with First Selectman Marconi and Mr. Geoffrey Morris, Chair Economic Community Development Council ("ECDC"), as well as Mr. Tony Phillips, Director of Social Services and public comment.

The Chair read the proposed amendment to the Regulations into the Record. Ms. Mucchetti also read into the Record that the Commission is proposing definitions for the following eleven uses identified by the state: 1) producer; 2) dispenser facility; 3) cultivator; 4) micro cultivator; 5) retailer; 6) hybrid retailer; 7) food and beverage manufacturer; 8) product manufacturer; 9) produce packager; 10) delivery service; and 11) transporter.

The Chair also stated for the Record that the proposed Moratorium allows for greater time to properly develop restrictions and standards for the recreational use of Cannabis. Also, during the Moratorium, no Applications or Approvals as defined by Public Act 21-1 will be allowed to be submitted to Planning and Zoning. The Chair went on to read into the Record the enactment guidelines of the Moratorium upon the vote of the Commission and stated that the definitions of the eleven aforementioned uses are included in Public Act 21-1.

Ms. Martin stated that the definitions are copied word for word from the State Statute.

The Chair asked for comments and questions from the Commissioners.

The Commissioners discussed aspects of having a Moratorium, which included how the recreational Cannabis could be regulated and what a Moratorium would actually do in terms of permit applications.

The Chair stated that a Moratorium would prevent applications for retail Cannabis establishments from being submitted to Planning and Zoning.

Discussion from the Commissioners included whether or not the Board of Selectmen should be the entity to regulate recreational cannabis.



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Mr. Baldelli emphasized that the State law was directed to the Planning and Zoning Commission to decide whether or allow recreational cannabis establishments. He strongly recommended that the Commissioners take an action.

Comments from the Commissioners included Mr. Hanlon stating that his understanding was that it was decided in July of 2021 that a Moratorium be approved to allow time for the citizens of Ridgefield to let their feelings be known.

The Chair asked Mr. Baldelli if there was any Technical Correspondence. Mr. Baldelli responded that there was none.

The following comments were received by the public:

- Mr. Geoffrey Morris, Chair, ECDC
- Mr. Rudy Marconi, First Selectman
- Mr. Kirk Carr
- Mr. Sean Connelly, Board of Selectmen

Comments included if it might be possible to add a Town Referendum question to the Budget Referendum in May of 2022.

First Selectman Marconi clarified that if there is an ordinance, it becomes law in the Town.

The Chair stated that a Planning and Zoning Moratorium could be amended at any time.

**The Public Hearing closed at: 8:10 p.m.**

Hearing no further discussion, the Chair closed the Public Hearing at: 8:10 p.m.

Chair Mucchetti called the Meeting to Order at 8:10 p.m. via Zoom Webinar.

**Mr. Katz motioned, Mr. Fossi seconded, to add to the Agenda after New Submissions a discussion on a transitional calendar for the November 2, 2021 Elections. Motion carried 9-0.**

### **III: Discussions:**

1. **A-21-3: Regulation amendment Application per Section 9.2.B and Section 8.6 Uses subject to Moratorium and Section 2.2 – Definitions. Commission initiated.**



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**Mr. Robbins motioned, Mr. Hanlon seconded, to approve a 12-month Moratorium on any Applications or Approvals on recreational cannabis establishments as Defined by Public Act 21-1, effective September 24, 2021 to September 24, 2022. Motion carried 8-1. Mr. Dowdell voted nay.**

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

1. **SP-21-16:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per section 3.2.C to use the temporary Generac mobile light towers at **115 Barlow Mountain Road** (Scotland Elementary School). *Owner: Town of Ridgefield. Applicant: Emily Mills of SCOR. To receive and schedule a discussion.*

**Mr. Fossi motioned, Mr. Hanlon seconded, to Receive and Schedule a Discussion for September 28, 2021. Motion carried 9-0.**

2. **SP-21-17:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C for construction of inground pool and site improvements in the front yard at a property located at **65 Peaceable Ridge Road**. *Owner: Jonathan Tropper & Stephanie Abram. Applicant: Harry Rocheville. To receive and schedule a sitewalk and public Hearing.*

**Mr. Katz motioned, Mr. Fossi seconded, to Receive, Schedule a Sitewalk for October 10, 2021 and a Public Hearing for October 12, 2021. Motion carried 9-0.**

3. **VDC-21-8:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall signs –“Gofer Ice cream” at **407 Main Street**. *Owner: Carnall Insurance LLC. Applicant: Brian Cullen. To receive and schedule a discussion.*

**Mr. Hanlon motioned, Mr. Nneji seconded, to Receive and Schedule a Discussion for September 28, 2021. Motion carried 9-0.**

4. **VDC-21-9:** Village District Application per Section 8.3 and Sec.5.1.B. of the Town of Ridgefield Zoning Regulations for wall signs Queen Bee at **417 Main Street**. *Owner:GAJ LLC Applicant: Heather Bellizi. To receive and schedule a discussion.*



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**Mr. Robbins motioned, Mr. Hanlon seconded, to Receive and Schedule a Discussion for September 28, 2021. Motion carried 9-0.**

**5. Discussion on Transitional Calendar**

The Planning and Zoning Commission reached a consensus that applications would be reviewed beginning the first week in October to allow those that could be determined by November 9, 2021 to go forward, but those that may require review beyond the transition date would be received but scheduling would be conducted by the incoming commission.

**V: Correspondence:**

- 1.** Notice of Petition to amend a Zoning regulation- City of Danbury  
No action by the Planning and Zoning Commission was necessary.

**VI: Approval of Minutes:**

- **PZC Meeting-July 27, 2021**

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

**VII: Adjourn**

Hearing no further discussion, the Chair adjourned the meeting at: 8:31 p.m.

Respectfully Submitted,

Eileen White