



**TOWN OF RIDGEFIELD  
PLANNING AND ZONING COMMISSION  
APPROVED/REVISED MEETING MINUTES**

These minutes and motions (votes) are a general summary of the meeting. This is not a verbatim transcription.

Tuesday May 2, 2023 Present:

**IN PERSON**

Robert Hendrick (Chair)  
Joseph Dowdell (Vice Chair)  
Christopher Molyneaux  
John Katz  
Ben Nneji  
Susan Consentino (7:05)  
Elizabeth DiSalvo (7:15)

**VIRTUAL**

Mariah Okrongly  
Robert Hendrick  
Joseph Sorena

Also Present: Alice Dew, Director of Planning and Zoning

**1. CALL TO ORDER**

*Chair Hendrick called meeting to order at 7:02 p.m. and quorum was established.*

- 1.1. Distribution of agenda & previous minutes
- 1.2. Distribution/acknowledgement of correspondence
- 1.3. Approval of agenda

**2. OLD/CONTINUED BUSINESS**

- 2.1. **(Continued) A-22-5:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 4.6 and Section 8.8 for Inclusionary Zoning. *Commission initiated.*  
<https://ridgefieldct.viewpointcloud.com/records/89747>

Attorney Tom Beecher has not commented as of now. Continued to next regular meeting. *No objection.*

- 2.2. Discussion re: Digital Signage potential regulation change.  
<https://ridgefieldct.viewpointcloud.com/records/91467>

Purpose of this is to clarify parts of the current regulation. Chair Hendrick read parts of the regulation that would be clarified. The kelvin scale was discussed. Mr. Katz has suggested just not to allow lighted signs at all to avoid confusion. There was discussion on allowing digital/electronic signage in certain zones. Driver distraction was discussed. Limited hours of operation for digital signage was also discussed. It was also suggested to allow digital signs on a case-by-case basis by Special Permit. Chair Hendrick requested Alice Dew to upload the Power Point presentation that was presented to the online file.  
*Continued to next regular meeting.*

### 2.3. **Charter Review Commission**-Re: Ridgefield Affordable Housing Committee

Chair Hendrick stated the Charter Review Commission will not change Affordable Housing Committee and will keep it as is for now.

### 2.4. (Continued) Discussion and possible action re: bills under consideration at 2023 General Assembly legislative session.

The discussion on Saturday, April 29<sup>th</sup> was cancelled due to a funeral. Chair Hendrick will keep Planning and Zoning Commission updated.

## 3. **NEW BUSINESS**

### 3.1. **A-23-1:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 7.3.D for Electric Vehicle Charging Stations. *Commission initiated. For receipt and scheduling a Public Hearing.* <https://ridgefieldct.viewpointcloud.com/records/91638>

State statute is specific to any parking lot that has 30 or more spots. J. Soreno made motion to approve current draft as is and go to public hearing. Motion not seconded.

Motion to modify current language to make 30 parking spaces to 5 and to strike out words “and considering factors such as location, expected demographics, etc.’ and move to a public hearing. (Maker: E. DiSalvo, second by J. Sorena) *Unanimously passed.*

*Public Hearing scheduled for June 6.*

*\*Previous Motion on April 18 to open Public Hearing on May 16\**

### 3.2. Discussion on Outdoor Eating Areas

Public Act 22-1, enacted last year, is now in state statutes, permitting outdoor eating. As of May 1, towns are required to allow outdoor seating. There are some limitations/requirements. Due to legislature, Ridgefield has to update Regulations. Keep on Agenda for next meeting after commissioners have had chance to review.

*Continued to next meeting.*

### 3.3. Approval of Minutes

#### 3.3.1. Meeting Minutes-April 18, 2023

*Motion to approve. (Maker: J. Katz, second by B. Nneji) Unanimous Approval*

## 4. **ADJOURN**

*Chair Hendrick adjourned meeting at 8:26 p.m.*

Submitted by Misty Dorsch,  
Recording Secretary

### FOOTNOTES:

\*Refer to April 18, 2023 Meeting Minutes

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes