



**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 June 6, 2023 Present: **IN PERSON** **VIRTUAL**
Robert Hendrick (Chair) Joseph Sorena (left 10:10)
Elizabeth DiSalvo Joseph Dowdell
John Katz
Christopher Molyneaux
Susan Consentino (7:07)

Also Present: Alice Dew, Director of Planning and Zoning

Absent: Mariah Okrongly, Ben Nneji

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:01 p.m. and quorum was established.

1.1. Distribution of agenda & previous minutes

1.2. Distribution/acknowledgement of correspondence

Correspondence related to current application(s) are uploaded to the relevant application and can be found through the Town of Ridgefield Website.

Correspondence from J. Tartaglia was acknowledged.

Chair Hendrick would like to add to the Agenda Map-23-5 regarding 901 Ethan Allen Highway lot revision. (Maker J. Katz; second by E. DiSalvo) Unanimous Approval.

2. PUBLIC HEARINGS

2.1. (Contd.) **RZ-23-1; 0 Ethan Allen Highway (G10-0057; 27.013 ac.)** Zone change application per Section 9.2.C of the Ridgefield Zoning Regulations for changing the zone from B-2 to Multi Family Development District (MFDD): Tax Assessor's Lots G10-0057. *Owner/Applicant: Ridgefield Professional Office Complex LLC (35 days to close Public Hearing is June 20, 2023- no extension days used)* <https://ridgefieldct.viewpointcloud.com/records/91000>

The following public hearing combines both 0 Ethan Allen applications #RZ-23-1 and SP-23-7:

Jason Williams, SLR Consulting gave a summery of 0 Ethan Allen Highway.

Emergency access gate was moved in approximately 33 feet to accommodate emergency vehicles. Pool drainage was discussed. Number of parking spaces and EV charging stations were discussed. Some units will need to be revised for ADA adaptability/accessibility. Apartments will not have elevators. Accessible parking spaces may need to be adjusted. Not every unit is handicap accessible but all common spaces are. Applicant stated that Connecticut building code has been met in regards to ADA.

Tom Daly, SLR Consulting gave summary on waste water management. Elevation was discussed. During construction, trucks will be utilizing entrance/exit on Route 35 (Danbury Rd) accessway.

Landscaping plan in regards to trees was discussed.

Engineer peer review should be available tomorrow.

Geothermal system was uploaded to application.

AAC review of railings and light post and is still needed. Commissioners asked for signage on emergency accessway. Concern regarding soil removal and access utilizing Rte. 35. Asking waiver for caliper of trees as well as a waiver for building separation. Tom Dailey spoke regarding pool discharge. Names of various watercourses near the property were discussed.

Tom Daly from SLR spoke regarding Norwalk River label for watercourse between Little Pond and Ridgefield Brook going south as well as Ridgefield Brook to Great Pond Road. SLR reached out to CT DEEP. SLR spoke with DEEP today and said that it was indeed incorrect and is being corrected. DEEP has acknowledged they are wrong and they are going to correct it. As of the meeting, CT DEEP did correct their interactive map.

Questions/comments from the public included:

- Height of buildings
- Question whether residents of Limekiln Rd. can hook up to sewer
- Clarification of EV Units and if any are at Affordable Housing Units
- Pool is ADA accessible
- ADA parking spaces for accessible units. Applicant may add more and may need to add more for visitor parking.
- Affordable units
- Geothermal and Solar
- Parking and charging for parking
- Application was received prior to Inclusionary Zoning Amendment.
- Transportation

Letter from J. Tartaglia was mentioned.

Public Hearing continued to June 20th.

- 2.2. **(Contd.) SP-23-7: 0 Ethan Allen Highway G10-0057;** Special permit application for construction of thirteen Multifamily residential buildings, one community meeting house, outdoor pool amenity space, stormwater management system, associated site work. *Owner/Applicant: Ridgefield Professional Office Complex LLC. (35 days to close Public Hearing is June 20, 2023-no extension days used)*

<https://ridgefieldct.viewpointcloud.com/records/90988>

Public Hearing continued to June 20th.

- 2.3. **(Contd.) SP-23-8; 901 Ethan Allen Highway,** Revision to Special Permit (per RZR 9.2.A) for updating the north parking entrance involving emergency vehicles, parking requirements, fire safety and drainage. *Owners/Applicant: Ridgefield Professional Office Complex LLC. (35 days to close Public Hearing is June 20, 2023-no extension days used)*

<https://ridgefieldct.viewpointcloud.com/records/91015>

Public Hearing continued to June 20th.

- 2.4. **(Contd.) 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.*
<https://ridgefieldct.viewpointcloud.com/records/91638>

There is a draft currently and Commission has received Mr. Beecher's comments.
Chair Hendrick read current draft and Mr. Beecher's comments.

Marcus Recck from Ridgefield Parking Authority spoke and suggested the wording be similar to what the Clean Air Act suggests and apply only to new construction.

Robert Jewell spoke regarding Special Permits and change of use. Factor of cost was discussed.

Public Hearing closed at 10 p.m. June 6, 2023.

3. OLD/CONTINUED BUSINESS

- 3.1. **(Contd.)** Discussion and possible action re: bills under consideration at 2023 General Assembly legislative session.

Chair Hendrick gave a summary of the "Fair Share" bill was passed on Friday. Both of CT's House Representatives voted against the bill.

- 3.2. **VDC-23-4; 4 Prospect Street:** Village District Application (per RZR 8.3 and 5.1.B) to install a wall sign "Raymond James" in CBD district. *Owner: MDJM LLC. Applicant: Ashlea Andrews.*
For discussion.
<https://ridgefieldct.viewpointcloud.com/records/91892>

Ashlea Andrews spoke and has revised sign per AAC request.

Motion to Approve as submitted (Maker: J. Katz; second by C. Molyneaux) Unanimous Approval

4. NEW BUSINESS

- 4.1. **A-23-2:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 7.2.C.12; Section 7.2.E.11 and Section 7.2.G.2 and 7.2.G.3 for the digital signage. *Commission initiated. For receipt and scheduling a Public Hearing for June 20, 2023 as stated.* RO

Motion to receive (Maker: J. Katz; second by C. Molyneaux) Unanimous Approval

- 4.2. **(Added to Agenda) Map-23-5:** Reconfiguration of Open Space at 0 and 901 Ethan Allen Highway.

Robert Jewell gave a history of the open space. This open space is privately owned. Owner of land came to P&Z Commission in 2016 looking to develop Assisted Living on this property but it wasn't found suitable at that time. The applicant is proposing exchanging 13, 100 sq. ft. of open space for 38,600 sq. ft. adjacent to 570 Danbury Rd.

Motion to approve (Maker: J. Katz; second by E. DiSalvo) Unanimous Approval

- 4.3. **A-23-3:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2 and Section 8.8 for outdoor eating/dining areas. *Commission initiated. For receipt and scheduling a Public Hearing for June 20, 2023 as stated.*
<https://ridgefieldct.viewpointcloud.com/records/91962>

Motion to receive and schedule public hearing. (Maker: J. Katz; second by E. DiSalvo)
Unanimous Approval

- 4.4. **VDC-23-5; 16 Bailey Avenue:** Village District Application (per RZR 8.3 and 5.1.B) to install a wall sign “Chou Chou” in CBD district. *Owner: Vanacker Partners LLC. Applicant: Michael Bennett. For receipt and discussion.*
<https://ridgefieldct.viewpointcloud.com/records/91955>

Updated rendering was passed out. Recommendation from AAC for approval.

Motion to approve (Maker: J. Katz, second by S. Consentino) Unanimous Approval

- 4.5. **SP-23-13; 750 North Salem Road:** Revision to Special Permit (per RZR 9.2.A) for installation of solar carport in the parking lot of Ridgefield high school to serve 4 meters (2 at High school and 2 at Scotts Ridge). *Owner: Town of Ridgefield. Applicant: Patrick Lewis. For receipt and discussion.*
<https://ridgefieldct.viewpointcloud.com/records/91929>

Proposing installing solar over parking lot of Ridgefield High School. Will not interfere with any parking spaces. Solar board is minimum 13 feet and max 18 feet. Solar will cantilever over cars. There will be a separate AAC review and are on agenda for AAC next week. Snow guards will be installed. Regulation(s) for this type of application was discussed. Alice will research Ridgefield regulations and report back to the P&Z Commission.

Continued to next meeting.

4.6. Approval of Minutes

4.6.1. Meeting Minutes – May 16, 2023

Motion to Approve (Maker: J. Katz; second by C. Molyneaux) Unanimous Approval

5. ADJOURN

Chair Hendrick adjourned meeting at 10:48 p.m.

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes