



Wednesday July 5, 2023 Present:

<u>IN PERSON</u>	<u>VIRTUAL</u>
Robert Hendrick	Chris Molyneux
Joseph Dowdell	
Susan Consentino (7:06)	
Ben Nneji	
John Katz	
Mariah Okrongly	

Absent: Joseph Sorena, Elizabeth DiSalvo

- 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. Extension granted until July 05, 2023. (15 days used; 50 extension days remain) <https://ridgefieldct.viewpointcloud.com/records/90988>

At request of applicant, the Public Hearing of RZ-23-1, SP-23-7 and SP-23-8 will be continued. The applicant has given a continuation letter through July 18. Application currently is still in Inland Wetlands. Inland Wetlands decision must be made by August 24.

- 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. Extension granted until July 05, 2023. (15 days used; 50 extension days remain)* <https://ridgefieldct.viewpointcloud.com/records/91015>

At request of applicant, the Public Hearing of RZ-23-1, SP-23-7 and SP-23-8 will be continued. The applicant has given a continuation letter through July 18. Application currently is still in Inland Wetlands. Inland Wetlands decision must be made by August 24.

- 2.4. **(Contd.) 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.*
<https://ridgefieldct.viewpointcloud.com/records/91962>

Letter from Parking authority was discussed.

Marcus Recck spoke and wanted to clarify bullet point 3, where Parking Authority would have authorization over outdoor dining in parking spaces.

Number of seats, including outdoor and indoor, was discussed. Seats would be determined by the original seating prior to Covid.

Public Hearing closed at 7:31 pm.

Motion to add to Old Business, discussion and possible vote on A-23-3. (Maker J. Katz; second by J. Dowdell) Unanimous Approval.

3. OLD/CONTINUED BUSINESS

- 3.1. **(Cont.) 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*
<https://ridgefieldct.viewpointcloud.com/records/91929>

This application is going to Zoning Board of Appeals on July 12th.

Micah Brill spoke. Snow and ice were discussed. There are snow guards.

Andrea Bebe of 138 Main St. spoke and asked if the Town of Ridgefield gets any benefit from the energy produced. Solar energy will be generated and sold to school at a lower rate than Eversource. It was also asked about water/ice and responsibility if injury incurs.

Planning and Zoning Commission does not consider economic concerns.

Continued to next meeting.

- 3.2. **(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. (Public Hearing closed June 2, 2023)* <https://ridgefieldct.viewpointcloud.com/records/91638>

Current draft that was reviewed by Tom Beecher was presented.
Will work on another version and be continued.

- 3.3. **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. (Public Hearing closed June 20, 2023)* <https://ridgefieldct.viewpointcloud.com/records/91961>

Current draft was presented with comments from Tom Beecher.

Motion to approve updated text. (Maker: M. Okrongly; second by B. Nneji) 6-0-1 with S. Consentino abstaining.

- 3.4. **SP-23-14; 258 Main Street:** Revision to Special Permit (per RZR 9.2.A) to install an accessible pedestrian trail, improvements to sculpture garden and accessible ramp at Aldrich Museum. *Owner: The Aldrich Contemporary Art Museum Inc. Applicant: Robert Jewell. (Received on June 20, 2023)*
<https://ridgefieldct.viewpointcloud.com/records/92318>

Robert Jewell, attorney representing The Aldrich Contemporary Art Museum spoke. Mr. Jewell gave a summary of The Aldrich Museum. There were two previous special permits on this property, one in 2003 and one in 2010. Parking lot is owned by Christian Science Church next door, not the applicant. Parking area is used by virtue of an easement. Revised plans were submitted today for drainage which was requested by the Inland Wetlands Board. Has also been to Historic District Commission and has approval.

Ramon Ibarlucea, Landscape Architect, and Edward Marshal, Principle with Stimson, presented the plan which included more accessibility throughout the museum to make it more welcoming and inviting. Goal is for everyone to be able to move throughout the site via the walkways. Adding to the plantings that are currently there.

Steve Sullivan, CCA Engineering LLC, spoke regarding stormwater system. Yard drains will be added. Changing from lawn to meadows will improve drainage as well. Trees and shrubs were discussed. Museum is open to public at all times. Executive Director stated that it is open from dawn to dusk to public and will remain that way. Lighting was discussed. Parking and handicapped accessible parking was discussed.

Motion to approve as presented with the following conditions:

1. Good faith attempt for additional ADA parking at church next door.
2. Lighting illuminated dawn to dusk plus one hour.
3. Subject to Applicant submitting materials as discussed.

(Maker: J. Katz; second by B Nneji) Unanimous Approval

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

This has been concluded.

3.6. (Contd.) Transit Oriented Development Discussion.

Discussed bringing in someone such as Francis Pickering from West COG and/or others who are familiar with Ridgefield's work that has been done on Branchville's TOD. Goal is for Commission to get familiar with studies that have been done. Will look to get on the schedule. Info can be found at MISC-23-6 via the Town of Ridgefield website.

4. NEW BUSINESS

- 4.1. **A-23-4:** Regulation Text Amendment (per PZR 9.2.B) for Section 2.2; Section 7.16-Renewable Energy systems. *Commission initiated. For receipt and scheduling a Public Hearing.*
<https://ridgefieldct.viewpointcloud.com/records/92418>

Motion to receive and schedule public hearing on September 5. (Maker M. Okrongly; second by J. Katz) Unanimous Approval

- 4.2. **FP-23-1: 85 North Street;** Flood Plain Application (per RZR 6.1) for construction of swimming pool, minor grading and porous patio in the Special Flood Hazard Areas (SFHA). *Owner/Applicant: Michael Ippolitti. For receipt and discussion. (no public hearing required).*
<https://ridgefieldct.viewpointcloud.com/records/90778>

Steve Sullivan, CCA Engineering LLC, spoke and presented survey. Pool drainage was discussed.

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

- 4.3. **SP-23-16: 92 Grove Street;** Special Permit (per RZR 9.2.A and 7.3.E.3) for a second sign on the building. *Owner: 92 Grove Street Realty LLC. Applicant: Keith Gerety. For receipt and scheduling a Public Hearing.*
<https://ridgefieldct.viewpointcloud.com/records/92453>

Motion to receive and schedule Public Hearing on September 5. (Maker: M. Okrongly; second by S. Consentino) Unanimous Approval

- 4.4. **SUB-23-1: 116 Nod Road;** 3 lot Re-subdivision of land under Section 7.5 of Subdivision Regulations for a parcel containing ± 7.192 acres in R-AA zone. *Owner: Sturges Properties LLC. Applicant: Robert Jewell. For receipt and scheduling a site walk and Public Hearing.*
<https://ridgefieldct.viewpointcloud.com/records/92478>

Motion to receive and schedule public hearing on September 5 and Sitewalk on July 23 for both SUB-23-1 and SP-23-17. (Maker: J. Katz; second by B. Nneji) Unanimous Approval

- 4.5. **SP-23-17: 116 Nod Road;** Special permit Application (Per RZR 9.2.A and 3.2.C.5) for accessway for 3 new lots. *Owner: Sturges Properties LLC. Applicant: Robert Jewell. For receipt and scheduling a site walk and Public Hearing.*
<https://ridgefieldct.viewpointcloud.com/records/92498>

Motion to receive and schedule public hearing on September 5 and Sitewalk on July 23 for both SUB-23-1 and SP-23-17. (Maker: J. Katz; second by B. Nneji) Unanimous Approval

4.6. Approval of Minutes

4.6.1. Meeting Minutes – June 20, 2023

*Motion to approve with amendments (Maker J. Katz; second by S. Consentino)
Unanimous Approval.*

5. ADJOURN

Chair Hendrick adjourned meeting at 9:36 pm.

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes