



**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 August 1, 2023 Present:

IN PERSON

Robert Hendrick
Joseph Dowdell
Susan Consentino (7:03)
John Katz (left 9:40)
Mariah Okrongly
Elizabeth DiSalvo
Joseph Sorena
Chris Molyneaux (7:08)

VIRTUAL

Also Present: Alice Dew, Director of Planning and Zoning

Absent: Ben Nneji

1. CALL TO ORDER

Chair Hendrick called meeting to order at 7:00 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.

1.3. Approval of agenda

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. Extension granted until August 1, 2023. (42 days used; 23 extension days remain)*
<https://ridgefieldct.viewpointcloud.com/records/91000>

The following public hearing combines all 0 Ethan Allen applications #RZ-23-1 and SP-23-7 and SP-23-8:

Public Hearing needs to be closed by August 24th. Inlands Wetlands Board closed the Public Hearing last Thursday, July 27th and have to have a decision 35 days after the closing of the Public Hearing. Inland Wetlands scheduled a Special Meeting on August 10th.

Jason Williams, SLR Consulting, presented. Dainius Virbickas, Artel Engineering spoke regarding comment letter, storm water management system, construction of retaining walls, fire sprinklers, water design, vehicle assess, and sanitary/sewer, geothermal and excavation. Comments from prior letter (dated July 26th) have been addressed.

Michael Stein, Architect, spoke. He noted 2 different codes which apply to this project in regards to fire code/sprinklers due to different types of buildings.

Todd Ritchie, Engineer with SLR spoke regarding water distribution system and drainage.

Jason Williams, Landscape Architect with SLR Consulting, spoke. Emergency access was discussed. DOT must approve this plan after Town approvals. Traffic pattern was discussed. Phasing plans have been developed. Excavation and processing as pertaining to this special permit was discussed. Geothermal energy is intended for the units. There will be approximately 410 Geothermal wells to be drilled. Discussion included items such as pumping of catch basins, erosion control, and rate of rainfall. Frontages of the buildings were redesigned and presented. Parking spaces on 2 of the buildings were re-addressed. One unit was eliminated (in building 7) in order to address issues with retaining wall. ADA parking was modified and spaces were added. Documents showing ADA spaces were submitted day of meeting. Affordable units will be per area medium income, not state medium income. J. Tartaglia spoke and discussed items such as excavation, blasting, inspections and flag ordinance. Robert Jewell concluded presentation by briefly giving history of property, then spoke about the rezoning application.

Motion to close Public Hearing (*Maker: J. Katz; second by E. DiSalvo*) Motion passed 5-2-0 with 2 nays.

- 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 August 1, 2023. (42 days used; 23 extension days remain)* <https://ridgefieldct.viewpointcloud.com/records/90988>

The public hearing combined all 0 Ethan Allen applications #RZ-23-1 and SP-23-7 and SP-23-8.

Motion to close Public Hearing (*Maker: J. Katz; second by E. DiSalvo*) Motion passed 5-2-0 with 2 nays

- 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 August 1, 2023. (42 days used; 23 extension days remain)* <https://ridgefieldct.viewpointcloud.com/records/91015>

The public hearing combined all 0 Ethan Allen applications #RZ-23-1 and SP-23-7 and SP-23-8.

Motion to close Public Hearing (*Maker: J. Katz; second by E. DiSalvo*) Motion passed 5-2-0 with 2 nays.

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>

Micah Brill spoke. Concerns regarding snow/ice were raised again. These concerns have been raised for 3 meetings in a row. Applicant has not presented answers. Mr. Brill would like an extension in order to gather materials to answer commission's concerns. Continued to Sept. 5.

- 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>

Motioned to approve the regulation amendment as presented. (*Maker: M. Okrongly, second by J. Katz*) *Unanimous Approval.*

- 3.3. **(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>

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

Outside structures was discussed.

4. NEW BUSINESS

- 4.1. **SP-23-18: 96 Round Lake Rd:** Special Permit (per RZR 9.2.A and 7.5.D.3.1) for the filling and grading to support existing retaining wall. *Owner: David & Tyler Burton. Applicant: John Palazzo. For scheduling a Site walk and Public Hearing.*
<https://ridgefieldct.viewpointcloud.com/records/92723>

Motion to schedule sitewalk September 10 and Public Hearing for September 19 (*Maker: M. Okrongly, second by J. Dowdell*) *Unanimous Approval*

4.2. **Presentation by Ridgefield Pride re: rainbow crosswalk**

Chair Hendrick explained that this is an informal discussion only and the PZC does not have an application. Alisa Trachtenberg presented. Reasons were presented as to why they would like to paint the crosswalk.

4.3. **Approval of Minutes**

4.3.1. Meeting Minutes – July 5, 2023

4.3.2. Sitewalk Minutes – July 23, 2023

Motion to approve meeting minutes from July 5, 2023, with amendments as needed. (Maker E. DiSalvo; second by M. Okrongly) Unanimous Approval.

July 29 Branchville Walk Audit was cancelled due to lack of quorum.

5. ADJOURN

Chair Hendrick adjourned meeting at 9:48 pm.

Submitted by Misty Dorsch,
Recording Secretary

FOOTNOTES:

RZR = Town of Ridgefield Zoning Regulations

CGS = Connecticut General Statutes