



TOWN OF RIDGEFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex
First Floor Conference Room,
66 Prospect Street, Ridgefield, CT

This will be a hybrid meeting, held in accordance with PA 21-2, JSS, Sec 149. Participants may choose to attend in person at the venue noted above, or via Zoom webinar.

https://us02web.zoom.us/webinar/register/WN_GTDr1mrKTzy1Ann9bIKQlw

APPROVED/REVISED MOTIONS AND MINUTES FOR PLANNING & ZONING

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

Wednesday, November 22, 2022

Present:

Robert Hendrick (Chair)
Joseph Dowdell (Vice Chair)
Elizabeth DiSalvo
Ben Nneji (via zoom)
Mariah Okrongly
Susan Consentino
Christopher Molyneaux (joined meeting at 7:05pm)
John Katz (joined meeting 7:17pm)

Absent:

Joseph Sorena

Also Present: Alice Dew, Director of Planning & Zoning, Meg Martins, Recording Secretary (via zoom)

1. CALL TO ORDER

Chairman Hendrick called to order the Regular Meeting of the Planning and Zoning Commission (“Commission”) via Zoom and in person at 7:04 p.m. A quorum was established.

1.1 Distribution of agenda & previous minutes: Correspondence | Ridgefield CT

No New Correspondence

1.2 Approval of agenda

2. OLD/CONTINUED BUSINESS

There was no old business

3. NEW BUSINESS

3.1 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. For receipt and scheduling a Public Hearing.

Chair Hendrick went over the draft Inclusionary Zoning Agreement. There was a lengthy discussion on some sections of the draft. There was also some discussion on when to hold the public hearing.

M. OKRONGLY MADE A MOTION TO RECEIVE THE APPLICATION AND SCHEDULE A PUBLIC HEARING FOR DECEMBER 27, 2022. C. MOLYNEAUX SECONDED THE MOTION. MOTION CARRIED UNANIMOUS.

3.2 A-22-6: Regulation Text Amendment (per PZR 9.2.B) for Section 7.3.C.1- Parking in the CBD Zone. Commission initiated. For receipt and scheduling a Public Hearing.

J. KATZ MADE A MOTION TO RECEIVE AND SCHEDULE PUBLIC HEARING ON DECEMBER 27, 2022. M. OKRONGLY SECONDED THE MOTION. MOTION CARRIED UNANIMOUS.

3.3 SP-22-21: 896 Ethan Allen Highway; Special Permit Application (per RZR 9.2.A and RZR 5.3.D) for the exterior renovations including façade improvements for a Mexican restaurant “Casa Lu”. Owner: Barking LLC. Applicant: David Adams. For receipt and scheduling a site walk and Public Hearing.

<https://ridgefieldct.viewpointcloud.com/records/88832>

J. KATZ MADE A MOTION TO RECEIVE AND SCHEDULE A SITE WALK ON DECEMBER 11, 2022 AND A PUBLIC HEARING ON DECEMBER 27, 2022. M. OKRONGLY SECONDED THE MOTION. MOTION CARRIED UNANIMOUS.

3.4 Discussion of P&Z Meeting Calendar for 2023.

Chair Hendrick led the discussion and scheduling of the P&Z Meeting Calendar for 2023. Chair Hendrick suggested waiting to vote to approve the meeting calendar until the December meeting.

3.5 Discussion of P&Z Format for December, 2022 to February 2023. Possible Zoom only for Dec. 27, 2022 – February 28, 2023.

S. Consentino led the discussion on a possible zoom only meeting for December 27, 2022 through February 28, 2022. Ms. Consentino suggested the zoom only meeting during this time due to bad weather conditions, peak flu season, and holiday travels. She added that it would make it easier on some members to attend the meetings, during this time period, for the reasons stated. She also stated that it is always better for the recording quality to have everyone on the zoom meetings. There was a brief discussion.

S. CONSENTINO MADE A MOTION TO HOLD A ZOOM ONLY MEETING ON DECEMBER 27, 2022. E. DISALVO SECONDED THE MOTION. MOTION CARRIED 6-2 (opposed; C. Molyneaux, J. Dowdell)

3.6 Approval of Minutes

3.6.1 Special Meeting - Site Walk November 6, 2022

3.6.2 Regular Meeting - November 9, 2022

J. KATZ MADE A MOTION TO ACCEPT THE MINUTES SPECIAL MEETING NOVEMBER 6, 2022 AND REGULAR MEETING NOVEMBER 9, 2022. C. MOLYNEAUX SECONDED THE MOTION. MOTION CARRIED UNANIMOUS.

4. ADJOURN

Hearing no further discussion, the Chair adjourned the Meeting.

J. KATZ MADE A MOTION TO ADJOURN THE MEETING AT 8:07 PM. SECONDED THE MOTION. MOTION CARRIED UNANIMOUS.

Respectfully Submitted,

Meg Martins

Meg Martins
Recording Secretary

5. FOOTNOTES:

6. RZR = Town of Ridgefield Zoning Regulations
7. CGS = Connecticut General Statute