

Transportation Orientation Development (TOD) potential redevelopment plan for Branchville which could add \$193 million to the tax base.

Ms. Martin stated that the regional planning authority WestCOG acknowledged Ridgefield's draft of the POCD as an exemplary plan. Ms. Martin furthered that the Board of Selectmen gave their full support at their May 27, 2020 meeting and sent a letter on June 11, 2020 reiterating their support. Ms. Martin said that the support of both WestCOG and the Board of Selectmen fulfilled statutory requirements.

Commissioner Katz asked if the Board of Selectmen had any comments with the financial projections expressed in the POCD. Ms. Martin said the Board of Selectmen did not have any comments.

Questions were asked by the following members of the public:

Ms. Tracy O'Connor

Ms. Lori Mazzola

Mr. Michael Brown

The questions included:

Where is the data that shows investing in Branchville will bring revenue and employment to the Town? Mr. Chalder replied that it was in Chapter 9 on pages 70-73 and stated that there is no plan for investing municipal dollars. The POCD is meant to be a guide of what could be done.

Where does the POCD mention upgrading the sewer system? Mr. Chalder replied that it was in Chapter 16 on pages 112-151.

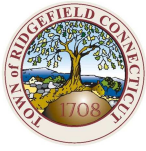
What about 8-30g and ADA requirements? Is there a way in the POCD to enforce ADA requirements with the 8-30g applications? The Chair and Commissioner Katz both stated that the Commission does not have the purview to enforce the ADA requirements. That authority rests with the Building Department.

How many units does it take to have one ADA accessible unit? Commissioner Katz replied that it takes 10 units to have one be ADA accessible.

Does the POCD speak as to how to increase Open Space up to the 30% and how to move forward from aspirational ideas to implementation? Mr. Chalder responded that the POCD has action steps in each table that are prioritized.

Mr. Chalder said he was tracking five changes:

- The cover letter, which is in the draft document, would have to be upgraded to a finished document;
- On Page 10, there is a typo. It should read "1970-2010 with projections out to 2020;"
- On Page 42, the Town adopted the Demolition Delay Ordinance and that should be reflected in the POCD;



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- On Page 102, under the WestCOG report, the word “accidents” should be changed to “crashes;” and
- Page 130 should be edited because the WestCOG plan has been adopted.

The Chair thanked Mr. Chalder for his dedication and hard work. Ms. Mucchetti said that this particular POCD had the most contributions from town Commissions, Board and the Public than prior POCDs. It was truly a collaborative effort.

Commissioner Katz acknowledged Mr. Chalder for being on top of every aspect of the POCD.

Mr. Chalder thanked everyone for their efforts.

The Public Hearing closed at: 7:55 pm.

Hearing no further discussion, the Chair adjourned the Meeting at: 7:55 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
Zoom Webinar
Special Meeting

These minutes are a general summary of the meeting and are not a verbatim transcription.

June 16, 2020	Present:	Susan Consentino Joseph Dowdell Joseph Fossi George Hanlon Robert Hendrick John Katz (Joined at: 7:22 p.m.) Rebecca Mucchetti, Chair Ben Nneji Charles Robbins, Vice Chair
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Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Karen Martin, Assistant Town Planner
Glenn Chalder, Planimetrics
Eileen White, Recording Secretary

The Chair called the Meeting to Order at 7:55 p.m. via Zoom Webinar.

Discussions

1. POCD (If public hearing is closed). *For discussion and possible action.*

Ms. Martin explained the POCD adoption process, which includes the Town of Ridgefield sending the State an official copy. This POCD serves the Town of Ridgefield for the next ten years. July 13, 2020 is the actual deadline and it is recommended to get the POCD finalized ahead of scheduled.

Mr. Chalder asked that the aforementioned five edits be included in the Resolution.

Mr. Katz motioned, Mr. Fossi seconded, to adopt the Plan of Conservation and Development as amended through this Meeting's discussion. Final Date: June 27, 2020. Motion carried 9-0.

New Business

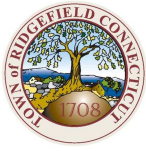
None.

Correspondence:

None.

Approval of Minutes:

It was decided that the June 9, 2020 Minutes would be tabled to the July 7, 2020 Agenda.



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Adjourn

Hearing no further discussion, the Chair adjourned the Meeting at: 8:01 p.m.

Respectfully submitted,

Eileen White