



TOWN OF RIDGEFIELD

Planning and Zoning Commission

Discussion:

1. #2020-063-REV(SP): Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2.E.3. to install a second wall sign “Chase” on north elevation for a property located at **108 Danbury Road** in B-3 Zone. *Owner: Chase-Mary Donahue. Applicant: Frohling Sign Company. Statutorily received on November 12, 2020. 65 days to render a decision is January 16, 2021.*For decision.

Mr. Brian O’Connor of the Frohling Sign Company presented the Application, which included a request to have an additional building sign due to client comments about making a quick turn from the left turn lane. The additional sign is an exact duplicate of the existing one.

Commission Katz asked if the proposed additional sign was within regulations. Mr. Baldelli stated it was within regulations.

The Chair stated that the Architectural Advisory Committee did not render approval for the second sign, but that the second sign was allowed under the regulations.

Mr. Katz motioned, Mr. Hanlon seconded, Ms. Consentino abstained because she had not seen the pictures, to approve as presented. Effective Date: December 1, 2020. Motion carried 6-1-0.

2. #2020-067-REV(SP): Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2.E.3. to install a second blade sign Homegoods” under canopy for a property located at **125 Danbury Road** in B-1 Zone. *Owner: Equity One, Copps Hill Inc. Applicant: American Sign Inc. Statutorily received on November 12, 2020. 65 days to render a decision is January 16, 2021.* For decision.

Mr. Anthony Lafo joined the Webinar at: 8:29 p.m., having met with the Architectural Advisory Committee who approved the presentation.

Commissioner Katz asked Mr. Baldelli if the proposed sign met the regulations. Mr. Baldelli stated that it did.

Mr. Robbins motioned, Mr. Hanlon seconded, to approve as presented. Effective Date: December 1, 2020. Motion carried 7-0.



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3. Renewable Energy discussion. % Staff

Ms. Martin stated that the Commission had last discussed Renewable Energy in July and that tonight's discussion was an opportunity to discuss any additional questions the Commissioners had to bring forth for the next draft.

Mr. Charles Vidich, Senior Project Manager, of WestCog (Western Connecticut Council of Governments) stated the principle issues of having solar energy in Ridgefield. They included: line capacity which influences the location of large-scale solar energy systems and transmission lines which influence the size of large-scale solar energy systems.

Mr. Vidich screen shared a map of the transmission grid for Ridgefield. Discussion ensued about the findings of other Connecticut towns such as New Milford and Bethel in calculating energy uses based on their energy grids and what is possible for Ridgefield.

Mr. Vidich emphasized that the Applications coming in at maximum of 1.99 megawatts have to face less scrutiny regarding forest and farmland impact.

Questions and comments from the Commissioners and Staff included:

- How Connecticut's solar program fares compared to Massachusetts;
- Whether ground-mounted panels are more efficient than pole-mounted panels;
- And the difference between Bethel having made an old landfill into a Solar Energy Zone versus New Milford that has more land to use for alternative energy, but this solar application, which has a pending 50+ ac which is not supported by the Town.

Commissioner Katz asked if there was enough material to help draft regulations? Mr. Baldelli stated that he thinks there are enough calculations and findings to work with to bring back a draft in two months ready for another discussion.

Mr. Vidich will confer with Mr. Tolle of WestCog to use the GIS system to sense vacant lots so that the Grid Map can be placed over it to show potential vulnerabilities.

Mr. Vidich left the Webinar at: 8:29 p.m.

New Submission:

1. #2020-067-REV(SP): Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to install a 20x40 ft vinyl pavilion for a property located at 195 Danbury Road in RAA Zone. Owner/Applicant: Town of Ridgefield. For receipt and scheduling a sitewalk.



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Commissioner Consentino was recused due to her employment at the Parks and Recreation Department.

The Chair stated that the proposed pavilion was for the backside of the building, where there is currently a slab from a prior structure. Ms. Martin and Mr. Baldelli have already walked the site.

Ms. Consentino asked the Chair to include in the future a building descriptive along with each agenda item. The Chair agreed.

Mr. Katz motioned, Mr. Robbins seconded, Ms. Consentino was recused because she works at the Parks and Recreation Facility, to Receive, Schedule individual Sitewalks and to Schedule a Discussion for December 1, 2020. Motion carried 6-0.

Correspondence

None.

Approval of Minutes:

- PZC meeting- November 04, 2020

Mr. Katz motioned, Mr. Robbins seconded, to approve as amended. Motion carried 7-0.

Adjourn

Hearing no further discussion, the Chair adjourned the Meeting at: 8:38 p.m.

Respectfully submitted,

Eileen White