



TOWN OF RIDGEFIELD

Planning and Zoning Commission

APPROVED/REVISED MINUTES Zoom Webinar Meeting

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

November 4, 2020

Present:

Susan Consentino
Joseph Dowdell
Joseph Fossi
George Hanlon
John Katz
Rebecca Mucchetti, Chair
Ben Nneji
Charles Robbins, Vice Chair

Absent:

Robert Hendrick

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Thomas Beecher, Commission Counsel
Karen Martin, Assistant Town Planner
Eileen White, Recording Secretary

Call to Order

Chair Mucchetti called the Public Hearing to Order at 7:00 p.m. She gave an overview of the Agenda and the aspects of Zoom Webinar procedures.

Discussion:

1. #2020-057-REV(SP): Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.10 to construct an in ground swimming pool at a property located at **15 Bryon Avenue** in the SD R-20 Zone. *Statutorily received on October 27, 2020. Owner/Applicant: Joseph Schimenti.*

Mr. Joseph Schimenti presented the Application which includes the proposed pool being 36 feet by 25 feet wide, a decorative fence along the street line and a stormwater management plan detention system designed by McChord Engineering of Wilton.

The Chair asked Ms. Martin to recap her Staff Memo for this Application including the fact that this Special Permit Application met all the setback requirements and the new Stormwater Regulations. Ms. Martin further explained that this is a Special Permit because the property is



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located in a SD-R20 Special District, which requires a Special Permit for any changes. Ms. Martin suggested to the Commission that some screening or landscaping could be installed.

Mr. Baldelli stated that this Application is the first under the new Stormwater Regulations and could be a model as McChord Engineering did a good job with the Stormwater Plan and the Erosion Control Plan.

Commission Hanlon asked if there were other pools in this Subdivision. Mr. Schimenti replied that this would be the third pool in the Subdivision.

Mr. Katz motioned, Mr. Hanlon seconded, to approve as presented. Motion carried 8-0. Effective Date: November 6, 2020.

2. #2020-053-A: Regulation Amendment Application per Sec. 9.2.B of the Town of Ridgefield Zoning Regulations to amend amendment to Section 6.2 Public Water Supply Zone *Commission initiated.*

Mr. Baldelli stated that the primary reason for this continued discussion was that some Commissioners wanted feedback from the Inland Wetlands Board. The Inland Wetlands Board responded on November 4, 2020. The IWB Chair stated that there was no conflict between the Water Supply Protection proposed change in wording with the Aquifer Protection Agency Regulations' responsibility.

Attorney Beecher stated that he had prepared a memo in January for the Inland Wetlands Board and the Aquifer Protection Agency which outlines their jurisdictions, and that this draft was intended to differentiate and clarify Section 6.2.

Chair Mucchetti said that the edited Public Water Supply Zone Map has been received and is now part of this Application and is also on the Planning and Zoning website.

Mr. Hanlon motioned, Mr. Fossi seconded, to schedule a Public Hearing for December 1, 2020. Motion carried 8-0.

Attorney Beecher left the Zoom Webinar at 7:15 p.m.

3. Commission application fee structure. % Staff

The Chair stated that Mr. Baldelli had been asked to gather background information about a possible technology fee to generate revenue for Commission devices.

Mr. Baldelli said that he contacted Kevin Redman, Comptroller and Mr. Redman's e-mail response was distributed. The crux of the e-mail stated that none of the land use departments can



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take in fees to create an account to be used to purchase items. Mr. Baldelli continued that all funds taken in go into the General Account and, this year, no increases would be allowed.

The Chair said that Andrew Neblett of the IT Department had made it clear months ago, when the intention to go paperless was introduced, that the Town did not have the resources to provide devices to the Commissioners.

New Submission:

1. #2020-061-REF: Referral notice from the city of Danbury for petition to amend to Section 2.B & 6.A.5.d. Zoning Commission of City of Danbury

Ms. Martin gave a brief recap of the referral notice. She stated that there is an industrial district that does not allow any residential uses and Danbury has ended up with some continuing care facilities. To offset the conflict, they are changing the definition of a continuing care facility so that it is not a residential use facility. Ms. Martin continued that this should not impact Ridgefield. None of the Commissioners thought there was a need to respond.

Correspondence

None.

Approval of Minutes:

- **PZC meeting- October 27, 2020**

Mr. Hanlon motioned, Mr. Robbins seconded, to approve as amended. Motion carried 8-0.

Adjourn

Hearing no further discussion, the Chair adjourned the Meeting at: 7:22 p.m.

Respectfully submitted,

Eileen White