



TOWN OF RIDGEFIELD Planning and Zoning Commission

APPROVED/REVISED MINUTES PLANNING AND ZONING COMMISSION Zoom Webinar Meeting

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

January 12, 2021 Present: Susan Consentino (Joined at 7:02 pm)
Joseph Dowdell
Joseph Fossi
George Hanlon
Robert Hendrick
John Katz (Joined at: 7:04 pm)
Rebecca Mucchetti, Chair
Ben Nneji
Charles Robbins, Vice Chair

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

I. Call to Order

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

II. Discussion:

1. IHZ-Discussion. % Chair

Chair Mucchetti had sent a PowerPoint presentation from the Westport Planning and Zoning Chair to all of the Commissioners. Ms. Mucchetti gave an overview of the discussion, including each Town tailoring affordable housing specifically for their Town's needs.

Ms. Martin, who had experience with Incentive Housing Zones in Brookline, Massachusetts, gave a report on Brookline's ideas for affordable housing, which included creating a trust fund for renovations.



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The consensus was that the Commissioners should hear The Westport Chair's presentation at a February meeting.

2. DeSegregate CT webinar- updates. % Staff

Chair Mucchetti reported on the January 5, 2021 Desegregate CT Zoom webinar, which included 115 attendees, including Commissioners Robbins, Katz, herself and Ms. Martin.

Commissioner Katz said that he thought that the meeting did not present a lot of new ideas that appealed to him and that sewage systems will be the controlling issue for most communities.

Commissioner Robbins concurred with Commissioner Katz and also said that there needed to be a broader discussion of education, economics, transportation and employment.

Ms. Martin shared the observations of Katz and Robbins.

Ms. Mucchetti stated that Ms. Bronin is no longer focused on racial segregation and affordable housing, but now that zoning is the gatekeeper for state economic growth.

3. Subcommittee Status updates. % Staff

Ms. Martin reported an update of each of the three Subcommittees:

- The Legislative Subcommittee on Desegregate Connecticut's concepts;
- The Water Supply Regulation Subcommittee; and
- The Business Zone Subcommittee

Commissioner Fossi said that Water Supply Regulation Subcommittee was going to meet with Ms. Peyser in February to discuss proposing an amendment to the regulations.

Mr. Fossi also gave an update on the Business Zone Subcommittee.

III. New Submission:

1. **#2020-081-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3. C.1. for the home occupation for fine art photography- Kaplans Studio for a property located at **110 North Salem Road** in RAA Zone. *65 days to hold*



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a public hearing is March 18, 2021. Owner/ Applicant: Sam Kaplan. Authorized Agent: Doug Macmillan. For receipt and scheduling a sitewalk and Public Hearing.

Mr. Katz motioned, Mr. Hanlon seconded, to Receive, Schedule a Site Walk for February 7, 2021 and a Public Hearing for February 9, 2021.

Correspondence

None

Approval of Minutes:

- **PZC meeting- December 22, 2020**

Mr. Katz motioned, Mr. Hanlon seconded, to approve as amended. Motion carried 9-0.

Adjourn

Hearing no further discussion, the Chair adjourned the Meeting at: 7:53 p.m.

Respectfully submitted,

Eileen White