



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 26, 2021	Present:	Susan Consentino Joseph Dowdell Joseph Fossi George Hanlon Robert Hendrick John Katz Rebecca Mucchetti, Chair Ben Nneji Charles Robbins, Vice Chair
------------------	----------	---

Also Present: Richard Baldelli, Director/ZEO Planning and Zoning
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.

Ms. Mucchetti noted that the Boehringer-Ingelheim solar-array installation has been referred to the Inland Wetlands Board. Thus, the Planning and Zoning Commission discussion on this matter has been postponed until the IWB renders a decision.

II. Discussion:

1. Form-Based Zoning presentation. c/o Vice Chair

Vice Chair Robbins started the discussion by stating that Form-Based Zoning has become more significant in the last 2-3 years as a different approach to town and city planning. It is not a typical Euclidian approach.



TOWN OF RIDGEFIELD

Planning and Zoning Commission

Neil Pade, AICP, Director of Planning and Community Development of the Town of Canton, Connecticut gave a presentation on how the Town of Canton, Connecticut incorporated Form-Based Zoning into their town planning. This included a major, two-year collaborative effort in engaging the public in deciding what materials and criteria would be used for the business district, without taking away the design creativity of the architects.

The Town of Canton found that costs were kept down organically by engaging the public in having a proactive vision for Canton.

Questions from Commissioners included planning transportation, given Canton's State Highway 44 and the cost of incorporating form-based planning (\$125,000).

Commissioner Mucchetti noted that the Town of Canton has similar challenges to that of the Town of Ridgefield including a State Highway running through it, a significant historic district, limited sewage capacity and a lack of transitional housing.

2. View Permit Cloud (VPC) update. c/o Staff

Mr. Baldelli stated that, as of Monday, January 25, 2021, all applications to the Planning and Zoning Commission and the Inland Wetland Board will be done via View Permit Cloud. This did not include the two applications on tonight's agenda.

Ms. Martin gave the Commissioners instructions on how to use the View Permit Cloud. Each Commissioner needs to create an account. There will be no longer be any hard copies for applications.

Commissioner Consentino asked how far back the application records are available on-line. Mr. Baldelli stated that the records go back to the 1970's, with a possible few from the 1960's.

3. ADU Proposed Amendment - c/o Staff

Ms. Martin gave an update on the proposed language being considered for Accessory Dwelling Units that solely focus on square footage and the number of bedrooms.

The Commissioners reached a consensus that a discussion should go to a Public Hearing.

Mr. Robbins motioned, Mr. Katz seconded, to schedule a Public Hearing for February 9, 2021. Motion carried 9-0.

III: New Submissions:



TOWN OF RIDGEFIELD

Planning and Zoning Commission

1. **#2021-004-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an outdoor Beer garden for a property located at **137 Ethan Allen Highway** in B-2 Zone. *Owner: Riverside Real Estate, LLC. Applicant: Nod Hill Brewery. For receipt and scheduling a sitewalk and discussion.*

Mr. Katz motioned, Mr. Hanlon seconded, to Receive, Schedule a Site Walk for February 7, 2021 and a Public Hearing for February 23, 2021. Motion carried 9-0.

2. **#2021-005-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.2.C to construct an outdoor cover over existing patio for a property located at 632 Danbury Road in B-2 Zone. *Owner: George Mulvaney. Applicant: Brick House Wood Fire Pizza, Junio S. Filgueira. For receipt and scheduling a sitewalk and Public Hearing.*

Mr. Katz motioned, Mr. Fossi seconded, to Receive, Schedule a Site Walk for February 7, 2021 and a Public Hearing for February 23, 2021. Motion carried 9-0.

IV: Correspondence

- CFPZA Quarterly Newsletter

V: **Bond Release: #2014-075-AH,** (65 Danbury Road) currently 2 Island Hill Ave; request for bond release for Amount \$5,000.00 posted for the retaining wall.

Mr. Hanlon motioned, Mr. Fossi seconded, to approve. Motion carried 9-0.

VI: Approval of Minutes:

- PZC meeting- January 12, 2020

Mr. Katz motioned, Mr. Hanlon seconded, to approve as amended. Motion carried 8-1. Ms. Consentino abstained

- Sitewalk-January 10, 2021

Mr. Katz motioned, Mr. Hanlon seconded, to approve as amended. Motion carried 8-1. Ms. Consentino abstained



TOWN OF RIDGEFIELD

Planning and Zoning Commission

Before adjournment, the Chair had three housekeeping items to discuss:

- An explanation that the Zoom Invitation features have not allowed the Office Administrator to have clear confirmation of Zoom invitees;
- As of January 26, 2021, the Governor extended the State of Emergency to April 20, 2021; and
- Ms. Beth Peyser, Inland Wetlands Agent, has accepted a position in the private sector and her last day with the Town of Ridgefield will be February 1, 2021.

VII: Adjourn

Hearing no further discussion, the Chair adjourned the meeting at 8:24 p.m.

Respectfully Submitted,

Eileen White