



TOWN OF RIDGEFIELD

Planning and Zoning Commission

APPROVED/REVISED MINUTES SUBCOMMITTEE ON BUSINESS ZONES

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

March 05, 2021

Present: Joe Fossi
Bob Knight
Karen Martin, Chair
Bob Cascella
Geoffrey Morris
Cameron Cole Carcelan
Charles Robbins
Stephen Rapaglia
Steve Zemo

Absent: Susan Buzaid
Wing Biddle

Also Present: Aarti Paranjape, Office Administrator/ Recording Secretary

I. Call to order

At 8:32 AM, Ms. Martin called the meeting to order.

II: Discussion

1. Continued discussion on business Zone

Ms. Martin stated that she had shared the proposed priority ideas with the group. Mr. Fossi and she had met and came up with few ideas.

Mr. Fossi informed the members that he and Mr. Robbins met to discuss priorities and came up with four topics which will be discussed as the meetings progress:

- Combining B-2 and B-3 zones
- Mixed use off of Main street
- Discuss Main street and off shoots to designate as retail only
- Amendment to uses as of right in any business zones.



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Mr. Fossi said that some of the process for getting the approval is cumbersome. He added that the businesses shouldn't have roadblocks in order to have the use which is permitted in a given zone.

Mr. Cascella expressed concerns about designating the first floor as retail on the Main Street. He added that other businesses should be allowed and it should not burden the property owners to restrict with retail.

Members expressed concerns for the idea of mandating the first floor retail on Main Street.

Discussion ensued as how to address the Main Street businesses. The property owners don't want empty businesses which have a negative effect for owners.

Members discussed about the first floor residential on off of the Main Street. The idea of form based zoning was recognized for the properties off of Main Street like Catoonah St. or Bailey Avenue.

The members will highlight the areas on the map to discuss the business zones.

Mr. Cascella expressed concerns as the discussion shouldn't only be focused on downtown area. Members agreed that other zones will be discussed as well, like the area around Route 7 and Branchville area.

Ms. Carcelan said the focus should be about increasing the density in the downtown areas.

Ms. Martin proposed that she will draft a language to address an overlay zone for residential use on the first floor in the CBD off of Main Street (Catoonah and Bailey) and the elimination of the B3 zone and bring a draft back to the next meeting for review and continued discussion.

III: Approval of Minutes

- **February 05, 2021, Special meeting**

Mr. Robbins motioned to approve the meeting minutes for the Subcommittee on Business zones. Mr. Fossi seconded it. Motion carried 9-0.



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IV. Adjourn

The next meeting is scheduled for March 19, 2021 at 8:30AM.

Hearing no further, Ms. Martin adjourned the meeting at 9:30AM.

Respectfully submitted by,

Aarti Paranjape