

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

**Tuesday, March 29, 2016
7:30 PM–Town Hall Annex**

**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

Meeting Overview: In 2014, the Town of Ridgefield (Town) was issued a certificate of affordable housing completion, and a moratorium on 8-30g applications was granted, providing an opportunity to implement zoning regulations that are supportive of affordable housing and representative of the Town's character. The Planning and Zoning Commission is meeting with local stakeholders to gain the developers perspective which will aid in the creation of new zoning regulations for affordable housing. Developers and builders shall discuss the following agenda items:

Agenda Items:

1. Market Trends
 - a. What are notable affordable housing trends?
 - b. Is there a preferable type of development when constructing mix-income housing with set-aside requirements (single family, multifamily, 1-2-3 bedroom)?
2. Decision to file under 8-30g
 - a. What are the deciding factors when choosing to construct a housing project under 8-30g?
3. Location
 - a. Based on overall feasibility-cost, density and practicality, what areas in Town are recommended for affordable housing?
4. Incentives
 - a. What incentives could be offered to developers to persuade them to build under the Town's regulations, rather than filing under 8-30g (i.e. tax abatements, setback, height and parking exceptions, reductions in sewer hookup fees and density bonuses)?