

ZONING BOARD OF APPEALS OF RIDGEFIELD
MINUTES OF MEETING

DECEMBER 13, 2021

NOTE: These minutes are intended as a rough outline of the web-based Zoom proceedings of the Board of Appeals on Zoning of Ridgefield held on December 13, 2021. Copies of recordings of the meeting may be obtained from the Administrator at cost.

The Chairman called the web-based special meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Carson Fincham (Chair), Robert Byrnes, Mark Seavy, Terry Bearden-Rettger, and Joseph Pastore.

ROTATION OF ALTERNATES

The rotation for the meeting was first, Mr. Lockwood; second, Mr. Stenko; third Mr. Byrnes. Mr. Cole was unable to sit for the new applications and asked Mr. Brynes to sit for him. Thus, the rotation for the next meeting will be: first, Mr. Lockwood; second, Mr. Stenko; third Mr. Brynes.

NEW APPLICATIONS

Application No. 21-027

Matt Grossman

366 Wilton Road West

The representative for the applicant, Doug MacMillan, withdrew the application prior to the hearing.

Application No. 21-028

Jeff Wolfson

183 Limekiln Road

Architect Doug MacMillan represented the applicant. He stated to the Board that the property had an existing detached garage with an upper level. The applicant wanted to convert the structure into an accessory dwelling unit with 2 bedrooms upstairs. There would be no increase in floor area ratio and lot coverage and no increase or change in the footprint of the structure. The proposed accessory unit would be 1535 sq ft. The allowable amount of square footage under the regulations was 900 sq ft. Mr. MacMillan stated the hardship as accessory dwelling units formerly being approved under a special permit. This was the process before a court case resulted in a change in the zoning regulations. Now the only avenue to get an approval for a unit was through a variance and the ZBA.

Mr. Fincham and Ms. Bearden-Rettger stated they believed the unit could be smaller in size than the 1536 sq ft. and they did not see any hardship to grant more than the allowable 900 sq ft. Mr. Pastore and Mr. Seavy stated that since the building was already there, the owners should be able to use the space for an accessory unit. Mr. Fincham stated that the ZBA needed to follow the zoning regulation as written and did not have the option to use discretion as the Planning and Zoning Commission did in the past with similar applications. Mr. Fincham suggested the applicants pursue a change in the zoning regulations.

Mr. MacMillan and the Board discussed the possibility of the accessory dwelling unit being turned into an affordable and/or an age-restricted unit. Mr. Macmillan stated he would review all options with his client and asked for a continuance.

No one appeared for or against the application and the hearing was continued until the January 3, 2021 ZBA Meeting.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 8:00 pm.

Respectfully submitted,

Kelly Ryan
Administrator