

A-22-5

From : richslarson@gmail.com

Fri, Dec 23, 2022 08:59 PM

Subject : A-22-5

To : pzdirector@ridgefieldct.org

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To PZC, Ridgefield

RE: A-22-5

I understand that there will be a PZC meeting on Dec 27th to obtain resident input to a zoning amendment with a possible vote afterwards. I would like to express three concerns that I hope you will address on the 27th before proceeding.

First, in what Ridgefield areas will this amendment apply? It would seem destructive to Ridgefield to apply it everywhere and can you clarify if that is the case? I believe there should be a specific definition as to where it would apply.

Second, it seems to apply both to large developments as well as individual unit sub-divisions. A large development is more likely to be able to include affordable housing units. It seems problematical to apply this to a single home development with a limited number of units. Will this result in single unit developments that only include affordable housing or will a developer be required to build an affordable unit in the middle of a more expensive development? I believe that this section of the amendment relating to single unit developments should be removed.

Finally, this amendment could have long-lasting changes to the look and feel of Ridgefield. I don't think it's appropriate to schedule a meeting, Dec 27th, in the middle of the holiday season, to discuss and possibly approve this amendment. This proposal is controversial enough that there should be additional meetings, possibly 2-3, to make sure all Ridgefield residents understand the impact of your amendment.

Regards,

Richard Larson
Ridgefield

10 Belvedere Court,

RECEIVED

DEC 27 2022

PLANNING & ZONING
COMMISSION