



**Town of Ridgefield  
Water Pollution Control Authority**

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Date: January 30, 2023  
To: Alice Dew, Planning and Zoning  
From: Amy Siebert, Diana Van Ness  
Jon Pearson, AECOM  
Subject: Inclusionary Zoning

The Water Pollution Control Authority (WPCA) has observed the recent discussions regarding the revisions to the zoning regulations to incorporate inclusionary zoning regulations as noted in the Press article in December 2022 and wanted to provide some input to the Planning and Zoning Department as this proposed change is being considered.

In 2018 the WPCA received approval of the Wastewater Facilities Plan from the Department of Energy and Environmental Protection (DEEP). The Facilities Plan was prepared over several years and assessed the wastewater collection and treatment needs for the town's wastewater facilities looking ahead for the next 20 years and recommended an improvement program to address those needs.

In developing the Facilities Plan, the future wastewater flows in Sewer Districts 1 and 2 were projected based on a buildout analysis for each sewer district using existing zoning to project the anticipated future wastewater flows. As documented in the Facilities Plan, the total estimated wastewater flow increase over the next 20 years resulting from "infilling" in Sewer District 1 was estimated at 89,500 gallons per day. This flow was estimated using existing zoning as the basis, and this flow was also based on 70 percent of the parcels in Sewer District 1 being fully built out under current zoning through the year 2035 as discussed with the Planning Department. The term "infilling" was used to capture the projected flows from development of existing parcels within the existing Sewer District that were either not developed, or not developed to the density allowed under current zoning.

Based on the information the WPCA has received, the implementation of the inclusionary zoning regulations for a new development for parcels with greater than 4 dwelling units in Sewer District 1 would require compliance with the current zoning regulations. However, the inclusionary zoning regulations also include incentives that would allow a developer additional units that could be as much as 30 percent more units than allowed under the zoning regulations on a parcel.

Since this regulation would allow development of more units on a given parcel than allowed under the current zoning, if implemented the effect of inclusionary zoning, provided the incentives are granted, would be to consume the available wastewater treatment capacity at a faster rate than was envisioned in the Facilities Plan. This would likely accelerate the need for the future expansion of the wastewater treatment facility than would be required without the inclusionary zoning being adopted. It is difficult to quantify how quickly this may or may not occur as it is dependent on the rate of development, as well as on which projects are granted the incentives that allow additional units.

The WPCA wanted to share these points with the Planning and Zoning Commission as the inclusionary zoning regulations are being reviewed. If you should have any questions or require additional information, please contact the WPCA through its Administrator, Ms. Diana Van Ness, who can distribute it to the board members.