

APPROVED / REVISED  
MINUTES  
PLANNING & ZONING COMMISSION  
INLAND WETLANDS BOARD  
PUBLIC HEARING

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

September 04, 2018

Present: Joseph Dowdell  
Tim Dunphy  
George Hanlon  
John Katz  
Charles Robbins  
Rebecca Mucchetti, Chair  
Joseph Fossi, Vice Chair

Absent: Mark Zeck (Joined 8:39PM)  
Recused: Robert Cascella

Also Present: Richard Baldelli, Director of Planning and Zoning  
Beth Peyser, Inland Wetlands Agent  
Thomas Beecher, IWB/PZC Counsel  
Karen Greene, Recording Secretary  
Aarti Paranjape,

At 7:30 PM Chairman Mucchetti called the meeting to order.

Ms. Mucchetti paid a tribute to Police Chief Mr. Roche. She said that the Town of Ridgefield is grateful for his dedication and service. Under his leadership Ridgefield is recognized as the safest town in the country.

Ms. Mucchetti briefly explained the process of the public hearing proceedings.

Mr. Tom Beecher, Commission counsel explained the Special Permit process and how it works. He said the Commission and Board decisions are bound by the regulations.

**Mr. Hanlon motioned, and Mr. Fossi seconded to waive the reading of the legal notices. Motion 7-0.**

**Mr. Fossi motioned, and Mr. Robbins seconded to combine the Inland Wetlands Board and Planning and Zoning Commission public hearings. Motion 7-0.**

**Item I: #2018-053-PR-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for a Recreational Use- a private club “Ridgefield Winter Club” and per Section 3.4.D.1. Illuminated Outdoor Recreation facility and Section 7.5. Excavation, filling and grading and use of portable crusher and screener for the property consisting of  $\pm$  5.966 acres located at **340 Peaceable Street** in the RAAA Zone.

*Owner:Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*

## **Planning and Zoning Commission**

**Item II: #2018-053-PR-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for a Recreational Use- a private club “ Ridgefield Winter Club” and per Section 3.4.D.1. Illuminated Outdoor Recreation facility and Section 7.5 . Excavation, filling and grading and use of portable crusher and screener for the property consisting of  $\pm$  5.966 acres located at **340 Peaceable Street** in the RAAA Zone.

*Owner: Peaceable, LLC. Applicant:Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*

Attorney Jewell gave a brief presentation noting the following:

- The Property is  $\pm$  5.966 acres in the RAAA zone. The property was used for a nursery since 1903 till 1999 when it closed. The property continued to use the site for landscaping and nursery. The use was always a nonconforming. The proposed use is for recreational use only.
- The Proposed “winter club” will be a private club, the proposed winter club will be most active during the winter months and will be closed during the summer from June1 through August 31 each year.
- The anticipated hours of operation are7:00a.m.-11:00p.m.on Weekdays and 8:00a.m. - 1:00p.m.on weekends. Outdoor activities would cease at 9:45p.m.with the rink lighting being dark by 10:00p.m
- The Club House will have an approximate foot print of 5,894 square feet. There will be an outdoor storage building for rink equipment of approximately 2,089 square feet.
- At this Private club, there will be food service, including beverages and alcoholic beverages, both subject to all applicable rules.
- Approximately 275 memberships available.
- Parking will be provided for 92vehicles.

- Several indoor activities will be available to members, including a golf simulator and four bowling lanes. Private parties will be permitted for the members.
- Any outdoor activities will be in full compliance with state and local noise ordinances and outdoor lighting of the rink will be limited and will be shut off at 10:00p.m. sharp.
- The property will be served by private well and private septic.
- Due to the Storm water drainage work in the Town right of way, a plenary application is submitted. However no wetlands are disturbed, on this property. Work is performed in the upland review area.

Mr. Doyle, Architect and Planner LADA, gave an overview of the evening presentation given by following:

- Peter Coffin, Doyle Architecture – Project Architect
- Joseph Canas, Tighe & Bond – Project Engineer
- Kate Throckmorton, Environmental Land Solutions LLC – Landscape Architect
- Mike Galante, Frederick P. Clark Associates, Inc. - Traffic Access and impact
- Mike Mahoney, Musco Lighting - Lighting Analysis
- Edward Potenta, Potenta Environmental Consultants, LLC – Noise Impact Assessment

The project Architect, Engineer, Landscape Architect and Traffic Expert presented the plans covering areas such as building structures, parking, grading, drainage, utilities, septic, erosion and sediment plans, drainage details, landscaping plans and traffic access and impact and lighting analysis.

The applicant will complete the presentation covering the rest of traffic, lighting analysis and noise assessment and the visual impact at September 25 public hearing meeting.

**This Public Hearing was continued to September 25, 2018 at 7:00PM.**

Hearing no further discussion, the Chairman adjourned the meeting at 10:14PM.

Respectfully Submitted,

Aarti Paranjape

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MINUTES  
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Rebecca Mucchetti, Chair  
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Recused: Robert Cascella

Also Present: Richard Baldelli, Director of Planning and Zoning  
Beth Peyser, Inland Wetlands Agent  
Thomas Beecher, IWB/PZC Counsel  
Karen Greene, Recording Secretary  
Aarti Paranjape

*An Inland Wetlands Board & Planning and Zoning Commission Public Hearing was held prior to the meeting.*

**Mr. Katz motioned and Mr. Hanlon seconded to refer all of the items on the agenda to the Special meeting scheduled at September 11, 2018. Motion 8-0.**

**PENDING ITEMS**

1. **#2018-053-PR-SP:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a Private Winter Club "Ridgefield Winter Club" for activities in the upland review area and in inland- wetland or watercourses on property consisting of  $\pm$  5.966 acres located at **340 Peaceable Street** and within the adjacent Town of Ridgefield Right-of –way in the RAAA Zone. *Statutorily received July 24, 2018. 35 days to render a decision is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*

**This Public Hearing was continued to September 25, 2018.**

**NEW ITEMS**

1. **#2018-056-A:** Regulation Amendment application to the Town of Ridgefield Inland Wetlands and Watercourses to amend Section 4.5 –Special Provisions: Upland Review Area Boundaries. *Commission initiated. For receipt*

2. **#2018-061-AH-SR:** Summary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property consisting of  $\pm 0.7$  acres located at **84 Governor Street** in the RA Zone. *Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*
  
3. **#2018-062-AH-PR:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing twenty (20) age restricted units on property consisting of  $\pm 1.2$  acres located at **62 Prospect Ridge Road** in the RA Zone. *Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

#### **BOARD WALKS**

There were no Board walks scheduled.

#### **REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

#### **CORRESPONDENCE**

#### **MINUTES – Inland Wetlands Board**

**For Approval:** August 28, 2018 (Mailed on September 05, 2018)

**For Distribution:**

#### **PUBLIC HEARINGS**

##### **September 19, 2018**

- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC

##### **September 25, 2018**

- **(Continued) #2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC

##### **To be scheduled**

- **#2018-056-A:** Amendment application, Section 4.5

Hearing no further discussion, the Chairman adjourned the meeting at 10:20PM

Respectfully Submitted,

Aarti Paranjape

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Also Present: Richard Baldelli, Director of Planning and Zoning  
Beth Peyser, Inland Wetlands Agent  
Thomas Beecher, IWB/PZC Counsel  
Karen Greene, Recording Secretary  
Aarti Paranjape,

*An Inland Wetlands Board & Planning and Zoning Commission Public Hearing was held prior to the Planning and Zoning Commission meeting.*

**Mr. Dunphy motioned and Mr. Hanlon seconded to refer all of the items on the agenda to the Special meeting scheduled at September 11, 2018. Motion 8-0.**

**PENDING ITEMS**

- 1. #2018-053-PR-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for a Recreational Use- a private club “ Ridgefield Winter Club” and per Section 3.4.D.1. Illuminated Outdoor Recreational facility and Section 7.5 . Excavation, filling and grading and use of portable crusher and screener for the property consisting of  $\pm$  5.966 acres located at **340 Peaceable Street** in the RAAA Zone. *Statutorily received on July 24, 2018. 65 days to render a decision is November 08, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC. For possible discussion and action.*

**This Public Hearing was continued to September 25, 2018.**

## NEW ITEMS

1. **#2018-061-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes( Affordable Housing) for construction of sixteen (16) age restricted units, of which 30% of the units shall be affordable on property consisting of  $\pm 0.7$  acres located at **84 Governor Street** in the RA Zone. *Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*
2. **#2018-062-AH-PR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes( Affordable Housing) for construction of twenty (20) age restricted units, of which 30% of the units shall be affordable on property consisting of  $\pm 1.2$  acres located at **62 Prospect Ridge Road** in the RA Zone. *Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt*

## COMMISSION WALKS

There were no walk scheduled.

## REQUESTS FOR BOND RELEASES/REDUCTION

1. **#2015-041-PR-SP, 77 Sunset Lane,** Bond release for amount \$18,000.00. The remaining \$2000.00 will be held for one year.
2. **#2015-024-REV(SP)-REV(AH), 7 North Salem Road,** Bond release for amount \$1000.00 for landscaping and maintenance. The Director recommends for hundred percent release.

## CORRESPONDENCE

There was no correspondence.

## MINUTES – P&Z Public Hearing

**For Approval:**

## MINUTES – P&Z Commission

**For Approval: July 24, 2018** (Distributed on July 31) & July 31 (Distributed on August 28, 2018)

## **For Distribution:**

There were no Meeting Minutes distributed.

## PUBLIC HEARINGS



**September 04, 2018**

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC

**September 19, 2018**

- **#2018-042-SP:** Special Permit Application. 6 Clearview Drive. Applicant: John Keegan.
- **#2018-045-A:** Amendment Application, Section 5.3.C.12 and Section 5.3.D.5
- **#2018-046-A:** Amendment Application, Section 2.2 and 7.2.E.10 a. and b.
- **#2018-047-A:** Amendment Application, Section 7.2.D.2.b and d. and Section 7.2.E.11
- **#2018-052-A:** Amendment Application, Section 5.3.D.27 a. and b.
- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC

**September 25, 2018**

- **(Continued)#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC

Hearing no further discussion, the Chairman adjourned the meeting at 10:23PM.

Respectfully Submitted,

Aarti Paranjape