

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
PUBLIC HEARING

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

November 29, 2018

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

Absent: Mark Zeck

Recused: Robert Cascella

Also Present: Thomas Beecher, Inland Wetland Board/Planning and Zoning Commission Counsel
Richard Baldelli, Director of Planning and Zoning
Beth Peyser, Inland Wetlands Agent/Conservation Enforcement Officer
Daniel Robinson, Assistant Planner
Aarti Paranjape, Office Administrator

At 7:00 P.M., Chair, Mucchetti called the meeting to order.

Ms. Mucchetti gave an overview of the evening's continued combined, Inland Wetlands Board and Planning & Zoning Commission Public Hearing presentation, and announced final Public Hearings on this matter will be held on 12/12/2018 at the East Ridge Middle School Auditorium and will begin at 7 pm.

The Chair noted that the following correspondence/documentation had been received since the November 27, 2018 Public Hearing:

1. 1 additional letter (bringing the total to 494)
2. Supplemental peer review noise report from SH Acoustics
3. Supplemental peer review lighting report from Silver Petrucelli & Associates
4. Environmental peer review report from Ed Pawlak, Connecticut EcoSystems
5. Intervenor engineering response to Applicants revised plans from Todd Ritchie, Wright Pierce
6. Email from Atty Jewell commenting on Mr. Pawlak's written statement vs verbal testimony at November 27, 2018 public hearing

INLAND WETLANDS BOARD

Item I: (Continued) #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 for a property consisting of +/- 5.966 acres located at **340 Peaceable Street** and within the adjacent Town of Ridgefield Right-of-way in the RAAA Zone. *Statutorily received on July 24, 2018. Public hearing held on September 04, 2018. 35 days to close a public hearing is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*

PLANNING AND ZONING COMMISSION

- Item I:** **(Continued) #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 +/- 5.966 acres located at **340 Peaceable Street** in the RAAA Zone. *Statutorily received on July 24, 2018. Public hearing held on September 04, 2018. 35 days to close a public hearing is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*
- Item II:** **#2018-075-SP:** Special Permit application per Section 9.2 of the **Town** of Ridgefield Zoning Regulations per Section 3.4.D.1 for exterior lighting on the poles which exceed fourteen feet (14) in height for the property located at **340 Peaceable Street** in the RAAA Zone. *Statutorily received on October 23, 2018. Public hearing held on November 13, 2018. 35 days to close a public hearing is December 18, 2018. Owner: Peaceable LLC. Applicant: Rising Ridge Inc. Authorized Agent: Robert R. Jewell, Esq*

Attorney Jewell addressed the peer review presentations and the neighbors’ real estate analysis. He presented additional comments regarding the traffic accident testimony by Mr. Galante. He submitted an Assessor’s field card and stated that the dwelling on the property is an accessory structure.

On behalf of the applicant, Mark Fitzgerald presented a market analysis of values of properties located near sports facilities like the winter club in neighboring towns in Fairfield County, as well as other sports facility like baseball fields in the residential areas of Ridgefield. He stated there were no diminishing values of the properties located near sports facilities or fields.

On behalf of the applicant, Tom Ryder, LandTech, restated there is no environmental impact due to activity near the wetlands area.

Atty Jewell presented an approval by the International Dark- Sky association for the proposed Winter Club.

On behalf of the applicant, Mike Mahoney, Musco Lighting, stated that they have revised the position of the four skate park light poles to mitigate the effect of lights on wetlands. Commissioner Katz questioned about the light refraction on the surface on the ice and its effect on the glow in the sky.

On behalf of the applicant, Valmar Franco, Doyle Coffin Architecture (DCA), presented the cut sheet of the light fixtures as requested by the peer review for the exterior of building and walkways.

On behalf of the applicant, Kate Throckmorton, ELS, showed the revised planting plans, stating that 76 more plants have been added to already existing plantings. She said that as suggested by the peer review and Conservation Commission, the extra plantings will provide more screening.

On behalf of the applicant, Joe Canas, PE, Tighe & Bond, addressed the peer review comments of Chris DeAngelis, Ed Pawlak and Planimetrics. He also stated that Aquarion was satisfied with the revised plans of stormwater management.

On behalf of the applicant, Ed Potenta, Potenta Acoustics, presented the sound analysis, stated the sound barrier will attenuate the ambient sound. Ms. Mucchetti said the applicant should have provided the noise data as requested by the peer review. She added that waiting for data to be collected after the facility has been built would be too late and would not have her support.

Director Baldelli stated that the Planning & Zoning knows that the project has to meet by the noise ordinance of town and State, as stated by Mr. Potenta. He added that the peer review is looking for the frequency spectrum data for sound measurements which will quantify the ambient sounds.

Under technical correspondence, Conservation Commission Chair Jim Coyle stated the proposed project will have an adverse effect on the wetlands and upland review area.

The Public Hearing was continued to 12/12/2018 at 7 pm.

Hearing no further discussion, the Chair adjourned the combined Public Hearing at 10:25PM.

Respectfully Submitted,

Aarti Paranjape

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Daniel Robinson, Assistant Planner
Aarti Paranjape, Office Administrator

At 10:26 P.M., Chair Mucchetti called the meeting to order.

PENDING ITEMS

NEW ITEMS

Item I: Discussion and possible action on Petition to Intervene filed by Jeffrey and Jennifer Hansen and finding of Intervenor status.

Mr. Hanlon motioned and Mr. Dowdell seconded to refer the item on Inland Wetlands Board to December 12, 2018 meeting. Motion carried 5-0

Hearing no further discussion, the Chair adjourned the combined Public Hearing at 10:27PM.

Respectfully Submitted,

Aarti Paranjape

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Mr. Hanlon motioned and Mr. Robbins seconded to refer the item on Planning and Zoning Commission to December 12, 2018 meeting. Motion carried 5-0

Hearing no further discussion, the Chair adjourned the combined Public Hearing at 10:28PM.

Respectfully Submitted,

Aarti Paranjape