

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

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

November 27, 2018

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

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, Ms. 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 additional Public Hearings on this matter on the following dates: 11/29/2018 and 12/12/2018. The Public Hearings will all be held 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 13, 2018 Public Hearing:**

- 1. 5 additional letters (bringing the total to 493)**
- 2. Revised Engineering plans from the Applicant**
- 3. Supplemental Planners report from Planimetrics**
- 4. Supplemental Peer Review report from Chris DeAngelis, PE, Cabezas DeAngelis**

**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*

Ed Pawlak, Soil and Wetland Scientist, Connecticut Ecosystems, presented the peer review report on the wetlands aspect of the project. He stated that there is no negative impact on the wetlands because of the elimination of the site work in the Mill River area. He recommended the applicant use permeable pavers on the driveway to mitigate the water runoff during storm events. He also suggested the use of bio retention basins as a feasible and prudent alternative.

Ms. Pape, Real Estate Appraiser representing Joseph Msays, 80 Old South Salem Rd, stated that the project will have a negative impact on the property values. She said that the market research shows the diminishing property values of homes and buyers show less interests in the purchase of the properties in the neighborhood where the winter club is proposed.

Chris DeAngelis, PE, Cabezas DeAngelis, presented engineering peer review stating that the applicant addressed most of the concerns raised during the earlier public hearing by both the intervenors and the peer reviews and that their responses were adequate. He stated that the project does employ primary treatment practices. Mr. DeAngelis also stated that, in his opinion, with the elimination of the rip rap pad in the Mill River, and no longer proposing to remove the “stump dump” in the Upland Review Area, the project no longer is subject to provide prudent and feasible alternatives.

Bob Banning, peer review for lighting from Silver Petrucelli & Associates, said he would like additional information on the exterior building fixtures to make sure they are in compliance.

Ms. Peri Chain, peer review for noise from SH Acoustics, commented that the project is within the noise ordinance and codes of the town and state. She suggested however the calculations must be done using the octave frequencies to get the better sense of the ambient noises.

Attorney Peter Olson, representing the intervenors, restated that the project does not meet the special permit criteria. He talked about the parking issues. The project also impacts the wetlands and the associated flora and fauna in that area.

Dr. Michaels Klemens supported Mr. Olson by stating that the five (5) potential vernal pools and onsite irrigation pool support wood frog and other wildlife populations that could have significant negative impact due to proposed site development.

Jeff Hansen, intervenor, 84 Old South Salem Rd, raised concerns and issues that the proposed winter club will have a negative impact on the neighborhood, due to traffic issues, noise and light pollution.

Public comments were taken at 9:34PM.

Eight people stated their concerns regarding how the project will have on traffic, real estate, lighting and sound. One person spoke in support of the project.

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

Hearing no further discussion, the Chair adjourned the combined Public Hearing at 10:21PM.

Respectfully Submitted,

Aarti Paranjape