

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD
SPECIAL MEETING

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

September 11, 2018	Present:	Robert Cascella Joseph Dowdell George Hanlon John Katz Mark Zeck Charles Robbins Rebecca Mucchetti, Chair
	Absent:	Joseph Fossi, Vice Chair Tim Dunphy

Also Present: Richard Baldelli, Director of Planning and Zoning
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer

At 7:31 P.M., Chair Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2018-059-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to remedy a violation (SR File # 2018-022-WV) including site stabilization of previous excavation work and stormwater erosion and renovation of existing pond and premises at the property located at **27 Richardson Drive** in the RAA Zone. *Statutorily received August 28, 2018. Owner/Applicant: Cory & Jamie Neas. For discussion and possible action.*

Mr. Hanlon motioned, Mr. Robbins seconded to approve an amendment to the Draft Resolution of Approval Summary Ruling Application with a modification to Number 5 (termed “Condition 5A” following the modification) to extend the deadline for planting around the pond until June 1, 2019 effective 09/14/2018. Motion carried 7-0.

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. *Statutorily received September 4, 2018. Commission initiated. For receipt and scheduling a public hearing.*

Mr. Katz motioned, Mr. Cascella seconded to schedule a Public Hearing for 10/23/2018. Motion carried 7-0.

2. **#2018-061-AH-SR:** Summary Ruling Application under Section 7.5 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 +/-0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received September 4, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and public hearing.*

Mr. Cascella motioned, Mr. Zeck seconded to schedule a Site Walk on 10/21/2018. Motion carried 7-0. Mr. Cascella motioned, Mr. Dowdell seconded to schedule a Public Hearing for 11/07/2018. Motion carried 7-0.

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 +/-1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received September 4, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and public hearing.*

Mr. Cascella motioned, Mr. Robbins seconded to schedule a Site Walk on 10/21/2018. Motion carried 7-0. Mr. Cascella motioned, Mr. Zeck seconded to schedule a Public Hearing for 11/07/2018.

Mr. Katz suggested starting the Public Hearing on November 7 at 7 P.M. The Board and the Chair agreed.

BOARD WALKS

October 21, 2018

1. **#2018-061-AH-SR:** Affordable Housing application, 84 Governor St LLC 10/27/2018.
2. **#2018-062-AH-PR:** Affordable Housing application, 62 Prospect Ridge LLC 10/27/2018.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for Bond release or reduction.

CORRESPONDENCE

- 1) Intervention Pleading on Plenary Application for 340 Peaceable St from Attorney Peter Olsen on behalf of his clients, Jennifer and Jeff Hansen
- 2) Intervention Engineering Comments by Todd Ritchie of Wright Pierce for 340 Peaceable St
- 3) Intervention Environmental Comments by Michael Klemens, PhD for 340 Peaceable St.

MINUTES

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for July 24, 2018 as amended. Motion carried 7-0.

Mr. Hanlon motioned, Mr. Cascella seconded to approve the Meeting Minutes for August 28, 2018 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes distributed.

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 Chair adjourned the meeting at 8:07 P.M.

Respectfully Submitted,

Kara Illium

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
SPECIAL MEETING

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September 11, 2018

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

Absent: Joseph Fossi, Vice Chair
Tim Dunphy

Also Present: Richard Baldelli, Director of Planning and Zoning
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer

The Inland Wetland Board special meeting was held prior to the Planning and Zoning Commission special meeting.

At 8:07 P.M., Chair Mucchetti called the meeting to order.

PENDING ITEMS

No pending items on the Agenda.

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 +/-0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received September 4, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and public hearing.*

Mr. Hanlon motioned, Mr. Cascella seconded to schedule a Site Walk on 10/21/2018. Motion carried 7-0. Mr. Cascella motioned, Mr. Zeck seconded to schedule a Public Hearing for 11/07/2018. Motion carried 7-0.

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 +/-1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received September 4, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and public hearing.*

Mr. Hanlon motioned, Mr. Zeck seconded to schedule a Public Hearing for November 7, 2018. Motion carried 7-0. Mr. Hanlon motioned,

Mr. Robbins seconded to schedule a Site Walk for October 21, 2018. Motion carried 7-0.

COMMISSION WALKS

October 21, 2018

- 1. #2018-061-AH-SR:** Affordable Housing application, 84 Governor St LLC 10/27/2018.
- 2. #2018-062-AH-PR:** Affordable Housing application, 62 Prospect Ridge LLC 10/27/2018.

REQUESTS FOR BOND RELEASES/REDUCTION

- 1. #2015-041-PR-SP, 77 Sunset Lane,** Bond Release for amount \$18,000.00. The remaining \$2,000.00 will be held for one year.

Mr. Katz motioned, Mr. Cascella seconded following Mr. Baldelli's recommendation that the site is stabilized. Motion carried 7-0.

- 2. #2015-024-REV(SP)-REV(AH), 7 North Salem Road,** Bond release for amount \$1,000.00 for landscaping and maintenance. The Director recommends for one hundred percent release.

Mr. Katz motioned, Mr. Cascella seconded. Motion carried 7-0.

CORRESPONDENCE

- 4) Intervention Pleading on Plenary Application for 340 Peaceable St from Attorney Peter Olsen on behalf of his clients, Jennifer and Jeff Hansen
- 5) Intervention Engineering Comments by Todd Ritchie of Wright Pierce for 340 Peaceable St
- 6) Intervention Environmental Comments by Michael Klemens, PhD for 340 Peaceable St.

MINUTES

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for July 24, 2018 as amended. Motion carried 7-0.

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for July 31, 2018 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

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 Chair adjourned the meeting at 8:26 P.M.

Respectfully Submitted,

Kara Illium