

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

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

October 09, 2018

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

Absent: Joseph Fossi, Vice Chair

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

At 7:30 P.M., Chair Mucchetti called the meeting to order.

INLAND WETLANDS BOARD

Item I: #2018-054-AH-SR: Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for grading and related work in an upland review area on property consisting of ± 3.33 acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Site walked on July 29, 2018. 35 days to close public hearing is October 24, 2018.*
Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq.

PLANNING AND ZONING COMMISSION

Item I: #2018-054-AH-SR: Application for multi-family development under Section 8-30g of the Connecticut General Statutes (Affordable Housing) for construction of thirty (30) age restricted units, of which 30% of the units shall be affordable, and per Ridgefield Zoning Regulations Section 7.5.D.5 for earth processing, including rock-crushing and soil screening, on property consisting of ± 3.33 acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq.*

Correspondence received after the first Public hearing held on September 19 until October 09, 2018:

1. Five letter of opposition
2. Email link to an online Petition in opposition.
3. Supplemental engineering report from Chris DeAngelis
4. Supplemental planning report from Planimetrics.
5. Revised engineering and landscape plans from the applicant.
6. Revised architectural plans from the applicant.
7. Letter from Winter Bros. Waste Systems
8. Applicant response to Town Engineer, Peer review and planner comments.
9. Architectural Advisory committee approval.
10. Copies of discussion about the 8-30g affordability plans with Mr. Santoro, Director of Office of Policy, Research and Housing support, Department of Housing, Hartford, CT.
11. Floor plan designation of Affordable units.
12. Letter from Applicant responding to the appointments in the affordable units.
13. Floor plan showing redesigned parking layout.

Ms. Mucchetti briefly explained Connecticut General Statute 8-30g, Connecticut's Affordable Housing Law.

Mr. Jewell stated that most of the concerns raised by the peer review were addressed by the applicant.

Mr. Sullivan presented the revised plans as suggested by the peer review.

Mr. Jewell stated that the applicant can build a side walk in the front of the property complying with the State DOT, without disturbing the existing flora, he stated that a portion of the stonewall along the front property line will be repositioned, subject to approval from State.

Martin Handshy, applicant, stated that the property has adequate parking per zoning requirements and his experience with similar developments.

Don Poland, PhD, consultant planner, stated that peer review was satisfied with the number of parking spaces as well.

Chris DeAngelis, peer review engineer, commented that the applicant has satisfied most of the concerns. He said that the applicant also responded to the former Town Engineer's concern satisfactorily.

Dr. Poland submitted a supplemental planner's report. He stated that the applicant addressed the issues. He suggested that an Administrator should be designated to ensure that the affordability requirements are met by the purchaser or renter of the affordable units.

Public Commentary:

- Traffic would be an issue.
- May be drainage issues (a resident who lives near the nearby wetlands area mentioned that her garage has flooded 3 times).
- Proper screening to address the light issues.

- Public health issues caused due to failed or improper maintenance of septic.
- Accessibility for emergency vehicles will be difficult.
- The project will be beneficial for the elderly because of the affordability and age restriction.

Public Hearing was closed. The discussion will be held on October 23, 2018

Hearing no further discussion, the Chair closed the public hearing at 9:50PM.

Respectfully Submitted,

Aarti Paranjape

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Present: Robert Cascella
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John Katz
Mark Zeck
Charles Robbins
Rebecca Mucchetti, Chair

Absent: Joseph Fossi, Vice Chair

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

A Planning and Zoning Commission Public Hearing and Planning & Zoning Commission Meeting was held prior to Inland Wetlands Board Meeting.

At 10:01PM Chair Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2018-054-AH-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for grading and related work in an upland review area on property consisting of ±3.33 acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Site walked on July 29, 2018. 35 days to render a decision is October 24, 2018. Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

The Public Hearing was closed. Discussion will be held on 10/23/2018.

NEW ITEMS

1. **#2018-064-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to remedy a violation (XR# 2018-033-WV) including mitigation of the disturbed regulated area at **18 Hayes Lane** in the RA Zone.

Owner: Vladimir Urbenak. Applicant: John Urbenak. Authorized Agent: Ralph Gallagher Jr, P.E. *For receipt and scheduling a site walk.*

Mr. Cascella motioned and Mr. Robbins seconded to put the item on October 23 agenda, And to schedule a site walk for 10/21/2018. Motion carried 8-0

2. **#2018-065-SP-SR-VDC:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the construction of building and parking area within the upland review area at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. *Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.*

Mr. Robbins motioned and Mr. Zeck seconded to approve environmental peer Review, schedule a site walk on 11/18/2018 and a public hearing on 12/04/2018. Motion carried 8-0

3. **#2018-067-S-AH-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct 3 lot-subdivision with 3 Bedroom Homes within the upland review area at **28 Great Hill Road** in RAA Zone. *Owner/Applicant: CV Building Concepts Inc. For receipt and scheduling a site walk and Public hearing.*

Mr. Dowdell motioned and Mr. Hanlon seconded to approve peer review, to schedule a site walk on 11/18/2018, and a public hearing on 12/18/2018. Motion carried 8-0

BOARD WALKS

October 21, 2018

- **#2018-061-AH-SR:** Summary Ruling Application, 84 Governor St LLC.
- **#2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge LLC.
- **#2018-064-SR:** Summary Ruling application, Valdimir Urbenak.

November 18, 2018

- **#2018-065-SP-SR-VDC:** Summary Ruling Application, 23 & 23^{1/2} Catoonah Street, Sturges Properties LLC.
- **#2018-067-S-AH-SR:** Summary Ruling Application, 28 Great Hill Road, CV Building Concepts Inc.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval:

No minutes were approved.

For distribution:

Meeting Minutes for October 02, 2018 were distributed.

PUBLIC HEARINGS

October 16, 2018

- **(Continued) #2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, 340 Peaceable LLC.

October 23, 2018

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

October 30, 2018

- **(Continued) #2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, 340 Peaceable LLC.

November 07, 2018

- **#2018-061-AH-SR:** Summary Ruling Application, 84 Governor Street, 84 Governor St LLC
- **#2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge Road, 62 Prospect Street LLC.

November 13, 2018

- **(Continued) #2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, 340 Peaceable LLC.

November 20, 2018

- **(Continued) #2018-061-AH-SR:** Summary Ruling Application, 84 Governor Street, 84 Governor St LLC
- **(Continued) #2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge Road, 62 Prospect Street LLC.

November 27, 2018

- **(Continued) #2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, 340 Peaceable LLC.

December 04, 2018

- **#2018-065-SP-SR-VDC:** Summary Ruling Application, 23 & 23^{1/2} Catoonah Street, Sturges Properties LLC.

December 12, 2018

- **(Continued)#2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, 340 Peaceable LLC.

December 18, 2018

- **#2018-067-S-AH-SR:** Summary Ruling Application, 28 Great Hill Road, CV Building Concepts Inc.

Hearing no further discussion, the Chair adjourned the meeting at 10:03 PM.

Respectfully Submitted,

Aarti Paranjape

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SPECIAL MEETING

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October 09, 2018

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

Absent: Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director of Planning and Zoning
Aarti Paranjape, Office Administrator

A Planning and Zoning Commission Public Hearing was held prior to Planning and Zoning Commission meeting.

At 9:54 PM Chair Mucchetti called the meeting to order.

PENDING ITEMS

- #2018-042-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for a Major home occupation, "Sacred Waters LLC." The revised application includes screening of the equipment, trailer, and requests for the waiver of the application fees, at **6 Clearview Drive** in the RA Zone. *Statutorily received on July 17, 2018. 35 days to close public hearing is October 24, 2018. Owner: Estate of Betty Keegan. Applicant: John Keegan. Authorized Agent: Robert R. Jewell, Esq.*

Mr. Cascella motioned, Mr. Hanlon seconded to approve the draft resolution with an effective date of 10/19/2018. Motion passed 6-2.

- #2018-054-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes (Affordable Housing) for construction of thirty (30) age restricted units, of which 30% of the units shall be affordable, and per Ridgefield Zoning Regulations Section 7.5.D.5 for earth processing, including rock-crushing and soil screening activities for a property consisting of ±3.33 acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Site walked on July 29, 2018.65 days to render a*

decision November 23, 2018. Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.

The Public Hearing closed and discussion will be held on 10/23/2018.

NEW ITEMS

1. **#2018-065-SP-SR-VDC:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Village District Application per Section 5.1.D.6. for a mixed use residential and business in the Central Business District to construct total of five(5) residential units where upper level will have three (3) units and lower level will have two (2) units and one (1) business office requiring interior work only for a property located at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. *Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.*

Mr. Katz motioned and Mr. Cascella seconded to schedule a site walk on 11/18/2018 and a public hearing for 12/04/2018. Motion carried 8-0.

2. **#2018-065-SP:** Special Permit Application per Section 9.2 per Section 5.2.D.1 of the Town of Ridgefield Zoning Regulations to renovate the existing building including a twenty foot (20') addition to the rear for a property located at **36 Danbury Road** in the B-1 Zone. *Owner/Applicant: 36 Danbury Road LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.*

Mr.Hanlon motioned and Mr. Robbins seconded to schedule a site walk on 11/18/2018 and a public hearing for 12/04/2018. Motion carried 8-0.

3. **#2018-067-S-AH-SR:** Subdivision Application per the Town of Ridgefield Subdivision Regulations per Section 4-20 for a 3-lot subdivision of ±3.00 acres of land to construct three (3) single family homes and an accessway under Section 8-30g of the Connecticut General Statutes(Affordable Housing) located at **28 Great Hill Road** in RAA Zone. *Owner/Applicant: CV Building Concepts Inc. For receipt and scheduling a site walk and Public Hearing.*

Mr.Dunphy motioned and Mr. Robbins seconded to approve engineering and planner peer review, to schedule a site walk on 11/18/2018, and a public hearing for 12/18/2018. Motion carried 8-0.

COMMISSION WALKS

October 21, 2018

- **#2018-061-AH-SR:** Affordable Housing application, 84 Governor Street, 84 Governor St LLC.

- **#2018-062-AH-PR:** Affordable Housing application, 62 Prospect Ridge Road, 62 Prospect Ridge LLC.

November 18, 2018

- **#2018-065-SP-SR-VDC:** Special Permit Application, 23 & 23^{1/2} Catoonah Street, Sturges properties LLC.
- **#2018-065-SP:** Special Permit Application, 36 Danbury Road, 36 Danbury Road LLC
- **#2018-067-S-AH-SR:** Subdivision Application & Affordable Housing Application, 28 Great Hill Road, CV Building Concepts Inc.

REQUESTS FOR BOND RELEASES/REDUCTION

1. #2015-041-PR-SP: 77 Sunset Lane, Release of the Bond for amount \$38,000.00 posted for Paving.

Mr. Katz motioned and Mr. Cascella seconded to release the bond one hundred percent for amount \$38,000.00.

CORRESPONDENCE

1. Peer review Traffic study for 340 Peaceable Street.

MINUTES

For approval:

No minutes for approval.

For Distribution:

Meeting Minutes for October 02 were distributed.

PUBLIC hearings

October 16, 2018

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

October 23, 2018

- **#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.
- **#2018-063-SP:** Special Permit Application, 28 Prospect Street, Gorgeous Associates LLC

October 30, 2018

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

November 07, 2018

- **#2018-061-AH-SR:** Affordable Housing Application, 84 Governor Street, 84 Governor St LLC
- **#2018-062-AH-PR:** Affordable Housing Application, 62 Prospect Ridge Road, 62 Prospect Street LLC
-

November 13, 2018

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

November 20, 2018

- **(Continued)#2018-061-AH-SR:** Affordable Housing Application, 84 Governor Street, 84 Governor St LLC
- **(Continued)#2018-062-AH-PR:** Affordable Housing Application, 62 Prospect Ridge Road, 62 Prospect Street LLC

November 27, 2018

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

December 04, 2018

- **#2018-065-SP-SR-VDC:** Special Permit Application, 23 & 23^{1/2} Catoonah Street, Sturges Properties LLC.
- **#2018-066-SP:** Special Permit Application, 36 Danbury Road, 36 Danbury Road LLC

December 12, 2018

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

December 18, 2018

- **#2018-067-S-AH-SR:** Subdivision and Special Permit Application, 28 Great Hill Road, CV Building Concepts Inc.

Hearing no further discussion, the Chair adjourned the meeting at 10:01PM.

Respectfully Submitted,

Aarti Paranjape