

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

November 21, 2017

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

Also Present: Beth Peyser, Inland Wetlands Agent
Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

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

At 8:55 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2017-075-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to replace a damaged drainage pipe with a new 36" plastic pipe under the driveway at **278 Ridgebury Road** in RAAA Zone. *Statutorily received on November 08, 2017.65 days to render a decision is January 12, 2018.Owner: Stewart E. Marshall. Authorized Agent: Elmir Pasalic. For discussion and action.*

Also Present: Mr. Elmir Pasalic, Authorized Agent
Jack Kace, Conservation Commission

Mr. Pasalic gave a brief presentation describing the replacement of an existing 36" pipe under the driveway and the installation of an additional 40 linear feet of pipe to create a gentle slope for the water to flow more slowly to prevent scour and protect the wetlands from erosion and runoff. Noted was that this pipe only carries water when it rains and the water if the runoff from the neighbor and the road.

While the Conservation Commission did not approve of the 40' extension of the pipe, Agent Peyser stated that this extension would protect the wetlands by creating less runoff and that the only exposed pipe will be at the beginning and at the end toward the wetlands.

Because the effective date of any decision would be 12/5/17, the Board decided on the following:

Mr. Hanlon motioned, Mr. Robbins seconded to approve drafting a Resolution of Approval as presented with standard conditions and the following comments:

- **The Commission will walk the property on 11/26/17 both as a quorum and with a few Commissions doing individual drive-bys.**
- **This application will be brought back on 12/5/17 for final discussion and decision.**

Motion carried 8-0-1. Mr. Katz abstained

NEW ITEMS

There were no new items.

BOARD WALKS

Scheduled:

November 26, 2017

- **#2017-075-SR: Summary Ruling Application, 278 Ridgebury Road, Owner: Stewart E. Marshall. Authorized Agent: Elmir Pasalic.**

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES – IW Board

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for November 08, 2017 as presented. Motion carried 7-0-2. Mr. Cascella and Mr. Dowdell abstained.

For Distribution:

The Meeting Minutes for November 14, 2017 were distributed.

MINUTES – IW Public Hearing

For Approval:

There were no Public Hearing Meeting Minutes to approve.

For Distribution:

There were no Public Hearing Meeting Minutes distributed.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 9:22 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING & ZONING COMMISSION PUBLIC HEARING

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

November 21, 2017

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

Also Present: Beth Peyser, Inland Wetlands Agent
Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

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

Item 1: #2017-064-A: Regulation Amendment, New section 5.7-Mixed Use Overlay Zone within the Town of Ridgefield Zoning Regulations. Commission initiated.

Also Present: Mr. Jack Kace, Conservation Commission
Members of the Public

Assistant Planner Schnell read the Legal Notice.

Chairman Mucchetti began the meeting by explaining how the Commission has had held numerous meetings over the last 3 years regarding this topic which has included input from developers who have already built 8-30gs in Ridgefield and Mr. John Frey, CT State Representative. She then turned the meeting over to Assistant Planner Schnell who had drafted the Regulation.

Assistant Planner Schnell explained that the Commission in 2014 received a moratorium on 8-30g applications and his opinion that due to the numbers, another moratorium is not likely. Therefore the Commission agreed to write a Regulation to incentivize developers to work with the Town verses an 8-30g which allows a developer to build a high rise on a postage stamp circumventing the local zoning regulations and potentially impacting the character of Ridgefield. Assistant Planner Schnell noted the important points of the proposed regulation: 16 units per acre, decreased parking requirements, 80% of the local median income, and how using this regulation would make it easier for the developer because it is clear cut and would save the developer the cost of court appeals if they did not get approval from the Commission using an 8-30g application.

Discussions ensued which included comments from the public and the two questions raised were if there was any way that the regulation could afford the Commission some flexibility and if there was any way that affordable units could be included without jeopardizing the incentives for the developer? Assistant Planner Schnell agreed to look at the Regulation again, run some numbers and try to answer these questions for the Commission.

Noted was that referral letters were sent to Danbury, Wilton and Redding. Only Redding responded asking that they have sufficient time to review the proposed Regulation to which Chairman Mucchetti replied that the Public Hearing will be continued to 12/19/17. Further, Mr. Kace noted his email dated 11/21/17 and also asked that time be allotted so the Conservation Commission could meet to discuss this Regulation further over and above what was stated already in his email.

This Public Hearing did not close and has been continued to 12/19/17.

Item 2: #2017-060-REZ: Rezoning Application. Assessor Map ID E15-0191 & Map E15-0225 and 41 Governor St, B&G Club

The above Public Hearing is being rescheduled with a date to be determined.

Hearing no further discussion, the Chairman adjourned the meeting at 8:55 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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

November 21, 2017

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

Also Present: Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

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

At 9:22 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

- 1. #2017-047-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per 3.2.C.12 to use the premises as Bed and Breakfast called “Front Porch Farm” at **47 Circle Drive** in RAA Zone. *Statutorily received July 18, 2017. Site walked on September 10, 2017. Public Hearing held on September 19, 2017, October 17, 2017 and November 08, 2017. 35 days to close Public Hearing was October 24, 2017. 16 day Public Hearing extension granted on October 17, 2017 until November 09, 2017 and 6 day Public Hearing extension granted on November 08, 2017 until November 15, 2017. Public Hearing closed on November 14, 2017. 65 days to render a decision is January 18, 2017. Owner/Applicant: Thomas A & Catherine Savoca. For distribution of Draft Resolution discussion and action.*

For the record, Mr. Dowdell and Mr. Robbins were recused.

Chairman Mucchetti brought to the attention of the Commission Title 53-153 of the CT General Statutes which in part states that it is a crime punishable by imprisonment for not more than 10 years if any person unlawfully removes or alters documents in the custody or control of a Board or Commission. She referred to the altered sign in sheet at the first Public Hearing of the above Special Permit application. No action will be taken at this point by the Commission but Counsel will be consulted.

Vice Chairman Fossi motioned, Mr. Hanlon seconded to adopt the Draft Resolution of Approval requested 11/14/17 as amended. Motion carried 7-0-2. Mr. Dowdell and Mr. Robbins were recused.

2. **IF PUBLIC HEARING IS CLOSED: #2017-064-A:** Regulation Amendment, New section 5.7-Mixed Use Overlay Zone within the Town of Ridgefield Zoning Regulations. *65 days to render a decision is January 24, 2018. Commission initiated. For discussion and action.*

This Public Hearing did not close and has been continued to 12/19/17.

3. **#2017-074-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to modify the architectural plans to the approved building, including changes to parking area and adding self-storage at **35 Old Quarry Road** in the B-2 Zone. *Statutorily received November 08, 2017. 65 days to render a decision is January 12, 2018. Owner/Applicant: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

Also Present: Mr. Steven Zemo
 Attorney Robert Jewell

Attorney Jewell gave a brief presentation reviewing his letter dated 11/2/17. Noted was there will be no change to the footprint or building height and Mr. Galante, Traffic Consultant confirmed there will be no increase in traffic.

Mr. Katz motioned, Mr. Cascella seconded to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 9-0.

4. **#2017-076-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2.E.11 for a building sign of approximately 37.79 sq.ft on the southern and eastern façade of the brewery building at **137 Ethan Allen Highway** in the RAA/B-2 Zone. *Statutorily received November 08, 2017. 65 days to render a decision is January 8, 2018. Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

Also Present: Attorney Robert Jewell

Attorney Jewell gave a brief presentation commenting that the lights will be angled toward the building.

Mr. Katz motioned, Mr. Zeck seconded to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 9-0.

NEW ITEMS

5. **#2017-078-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for building signage “Kafo” at **417 Main Street** in CBD Zone. *Owner: GAJ LLC. Applicant: Sarit Wiener. For receipt.*

The above Village District application has been placed on the 12/5/17 Agenda pending the VDC report.

COMMISSION WALKS

There were no Commission walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following correspondence. No action was required.

1. AAC Reports for the following properties:
 - 94 Danbury Rd. dated 11/14/17
 - 105 Danbury Rd. dated 11/14/17
 - 665 Danbury Rd. dated 11/14/17
 - 137 Ethan Allen Hwy dated 11/14/17 & 11/20/17
 - 35 Old Quarry Rd. dated 11/14/17
 - 500 Main St. dated 11/14/17

2. Updated P&Z Commission and IW Board Contact Sheet

MINUTES – P&Z/IW Executive Session

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Executive Session Meeting Minutes for November 8, 2017 as amended. Motion carried 6-0-3. Vice Chairman Fossi was recused and Mr. Cascella and Mr. Dowdell abstained.

MINUTES – P&Z Public Hearing

For Approval:

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the Public Hearing Meeting Minutes for November 08, 2017 as amended. Motion carried 7-0-2. Mr. Cascella and Mr. Dowdell abstained.

For Distribution:

There were no Meeting Minutes distributed.

MINUTES – P&Z Commission

For Approval:

Mr. Hanlon motioned, Mr. Dunphy seconded to approve the Commission Meeting Minutes for November 08, 2017 as presented. Motion carried 7-0-2. Mr. Cascella and Mr. Dowdell abstained.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

Rescheduled With Date to Be Determined

- **(Continued) #2017-060-REZ: Rezoning Application. Assessor Map ID E15-0191 & Map E15-0225 and 41 Governor St, B&G Club**

Scheduled – Continued to December 19, 2017

- **#2017-064-A:** Regulation Amendment, Mixed Use Overlay Zone, *Commission initiated.*

December 05, 2017

- **(Continued) #2017-059-S:** Subdivision Application, 28 West Branchville Road.
Branchville LLC

Hearing no further discussion, the Chairman adjourned the meeting at 9:45 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary