

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

February 6, 2018

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

Absent: Tim Dunphy
Mark Zeck

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 meeting.

For the record, the Planning and Zoning Commission meeting was held first before the Inland Wetlands Board meeting.

At 8:14 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

BOARD WALKS

There were no Board walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

Mr. Katz motioned, Mr. Robbins seconded to raise the January 2, 2018 Meeting Minutes to the Agenda. Motion carried 7-0.

MINUTES – Inland Wetlands Public Hearing

For Approval:

There were no Public Hearing Meeting Minutes to approve.

For Distribution:

There were no Public Hearing Meeting Minutes distributed.

MINUTES – Inland Wetlands Board

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the January 2, 2018 Board Meeting Minutes as amended. Motion carried 7-0.

Mr. Katz motioned, Vice Chair Fossi seconded to approve the January 16, 2018 Board Meeting Minutes as amended. Motion carried 7-0.

Mr. Katz motioned, Vice Chair Fossi seconded to approve the January 23, 2018 Board Meeting Minutes as amended. Motion carried 6-0-1. Mr. Robbins abstained.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 8:20 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.

February 6, 2018

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

Absent: Tim Dunphy
Mark Zeck

Also Present: 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.

PLANNING AND ZONING COMMISSION

Item I: #2018-003-SP: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.7- Mixed Use Overlay Zone, converting second floor storage units to eight (8), 2 bedroom, 2 bathroom apartments, for a building total of sixteen (16) 2 bedroom, 2 bathroom apartments, of which five (5) apartments are to be affordable at **35 Old Quarry Road** in the B-2 Zone. Statutorily received January 16, 2018. 35 days to close public hearing is March 13, 2018. Owner/Applicant: Old Quarry Road LLC. Authorized Agent: Robert R. Jewell, Esq.

Also Present: Mr. Michael Taylor, Old Quarry Road, LLC.
Attorney Robert Jewell

The Assistant Planner read the Legal Notice.

Mr. Taylor and Attorney Jewell gave a brief presentation of the proposed application for a Special Permit for the new Mixed Use Overlay Zone Regulation. The proposal was to convert the second floor from self storage to 8 residential dwelling units for a total of 16 units, 5 of which would be affordable. Of note and confirmed by the project's Professionals was the following:

- There will be no exterior changes to the architecture or site plan.
- There will be no significant impact to traffic with these changes.

- The parking required by the Mixed Used Overlay Zone is 32 spaces. Attorney Jewell stated that 38 spaces will be provided which includes 4 rentable garage bays and if not rented will continue to remain as available parking.
- A resident of the nearby Tree Tops condominiums asked several questions, and expressed concern, about the ingress and egress traffic impact of the proposed additional dwelling units.
- The Chair read a statement from the traffic engineer for the project who stated the additional 8 units would not have a significant negative impact.

With nothing further, the Public Hearing closed.

Hearing no further discussion, the Chairman adjourned the meeting at 7:50 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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February 6, 2018

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

Absent: Tim Dunphy
Mark Zeck

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.

For the record, the Planning and Zoning Commission meeting was held first before the Inland Wetlands Board meeting.

At 7:50 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2018-003-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.7- Mixed Use Overlay Zone, converting second floor storage units to eight (8), 2 bedroom, 2 bathroom apartments, for a building total of sixteen (16) 2 bedroom, 2 bathroom apartments, of which five (5) apartments are to be affordable at **35 Old Quarry Road** in the B-2 Zone. Statutorily received January 16, 2018. 65 days to render a decision is April 12, 2018. Owner/Applicant: Old Quarry Road LLC. Authorized Agent: Robert R. Jewell, Esq. *For discussion and possible action.*

Noting that the above Special Permit application was what the Commission had in mind when adopting the Mixed Use Overlay Zone, and the creation of affordable housing close to the downtown area, the following motion was made.

Mr. Hanlon motioned, Mr. Robbins seconded to approve the above Special Permit application as presented and as a Final Resolution effective 2/16/18 with standard conditions and the condition that the 4 rentable garage bays will remain included in the parking count even if not rented. Motion carried 7-0.

2. **#2018-002-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for a new building sign and window sign for Accente' Salon at **413 Main Street** in the CBD Zone. Statutorily received January 16, 2018. Owner: GAJ LLC. Applicant: Stalzer Design LLC. *For action.*

Mr. Katz motioned, Vice Chair Fossi seconded to approve the above Village District application as presented and approved by the VDC with a black awning and white lettering and as a Final Resolution effective 2/16/18 with standard conditions. Motion carried 7-0.

NEW ITEMS

3. **#2018-005-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for a new building sign for “Baja Cocina” at **426 Main Street** in the CBD Zone. Owner: Urstadt Biddle Properties Inc. Applicant: Ridgefield Taco LLC. *For receipt.*

The above Village District application has been tabled pending the VDC report.

4. **#2018-006-A:** Amendment to Section 7.14, Incidental Improvements to include Section 3.4.A.1- Minor Accessory Structures as incidental site improvements. Commission initiated. *For receipt and scheduling a public hearing.*

Director Baldelli presented his proposed amendment wording to Section 7.14 dated 2/6/18. There were no objections from the Commission.

Mr. Katz motioned, Mr. Cascella seconded to schedule the above Public Hearing for 2/20/18. Motion carried 7-0.

COMMISSION WALKS

There were no Commission walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

1. An article titled “Neighborhoods” from the Ridgefield Town Guide.
2. Winter 2018 CT Federation of P&Z Agencies Quarterly Newsletter. The Chair pointed out the insert titled “Save the Date” which referenced the CFPZA Annual Conference to be held Thursday, March 22, 2018. She noted that 2 prior Commission members, Dr. Nelson Gelfman and Mr. James McChesney, had both been previously presented with Length of Service awards at this Conference.

Mr. Cascella motioned, Vice Chair Fossi seconded to raise the January 2, 2018 Meeting Minutes to the Agenda. Motion carried 7-0.

MINUTES – P&Z Public Hearing

For Approval:

Mr. Katz motioned, Vice Chair Fossi seconded to approve the Public Hearing Meeting Minutes for January 2, 2018 as amended. Motion carried 7-0.

Mr. Katz motioned, Vice Chair Fossi seconded to approve the Public Hearing Meeting Minutes for January 16, 2018 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes distributed.

MINUTES – P&Z Commission

For Approval:

Mr. Katz motioned, Vice Chair Fossi seconded to approve the Commission Meeting Minutes for January 2, 2018 as amended. Motion carried 7-0.

Vice Chair Fossi motioned, Mr. Katz seconded to approve the Commission Meeting Minutes for January 16, 2018 as amended. Motion carried 7-0.

Mr. Cascella motioned, Vice Chair Fossi seconded to approve the Commission Meeting Minutes for January 23, 2018 as amended. Motion carried 6-0-1. Mr. Robbins abstained.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

Scheduled For February 20, 2018

- **#2018-006-A:** Amendment to Section 7.14. *Commission initiated.*

February 20, 2018

- **#2017-086-REV(SP):** Revision to Special Permit, **439 Silver Spring Road**, Silver Spring Country Club.

Hearing no further discussion, the Chairman adjourned the meeting at 8:14 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary