

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

March 20, 2018

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

Absent: Tim Dunphy

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

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

1. **#2018-013-A:** Regulation Amendment to define “Clear Cutting” in Section 2.2- Definitions and as applicable within the upland review area in Section 4.5 of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield. *Commission initiated. For receipt and scheduling a Public Hearing.*

Agent Peyser presented her proposed “clear cutting” wording drafted 3/20/18.

**Vice Chair Fossi motioned, Mr. Cascella seconded to approve the proposed wording for the above Regulation amendment and the scheduling of a Public Hearing for 4/17/18. Motion carried 8-0.**

2. **#2018-014-A:** Regulation Amendment to Section 2.2- Definitions of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield to define “Riparian Buffer”. *Commission initiated. For receipt and scheduling a Public Hearing.*

Agent Peyser presented her proposed “riparian buffer” wording drafted 3/20/18.

**Mr. Zeck motioned, Mr. Cascella seconded to approve the proposed wording for the above Regulation and the scheduling of a Public Hearing for 4/17/18. Motion carried 8-0.**

#### **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. Cascella seconded to raise the February 20, 2018 Meeting Minutes to the Agenda. Motion carried 8-0.**

#### **MINUTES – Inland Wetlands Board - February 20, 2018**

**For Approval:**

**Mr. Katz motioned, Vice Chair Fossi seconded to approve the Meeting Minutes for 2/20/18 as amended. Motion carried 8-0.**

#### **MINUTES – Inland Wetlands Board - February 27, 2018**

**For Approval:**

**Vice Chair Fossi motioned, Mr. Katz seconded to approve the Meeting Minutes for 2/27/18. Motion carried 8-0.**

**For Distribution:**

There were no Meeting Minutes distributed.

#### **PUBLIC HEARINGS**

**Scheduled For April 17, 2018**

- **#2018-013-A:** Regulation Amendment to define “Clear Cutting” in Section 2.2- Definitions and as applicable within the upland review area in Section 4.5 of the Inland Wetlands and Watercourses Regulations. *Commission initiated.*
- **#2018-014-A:** Regulation Amendment to Section 2.2- Definitions of the Inland Wetlands and Watercourses Regulations to define “Riparian Buffer”. *Commission initiated.*

Hearing no further discussion, the Chairman adjourned the meeting at 8:05 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.

March 20, 2018                      Present:        Robert Cascella  
   Joseph Dowdell  
   George Hanlon  
   John Katz  
   Charles Robbins  
   Mark Zeck  
   Rebecca Mucchetti, Chair  
   Joseph Fossi, Vice Chair

Absent:        Tim Dunphy

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

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

**Item I: #2018-009-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D. for the excavation, filling and grading of earth material exceeding 2,000 cubic yards, in connection with the construction of a new main residence, motor court, driveway, stormwater management systems and removal of a pool, pool houses and garden terraces, on a property located at **153 West Mountain Road** in the RAAA Zone. *Statutorily received on February 20, 2018. Site walked on March 04, 2018. 35 days to close Public hearing is April 24, 2018. Owner/Applicant: 153 West Mountain Road, LLC.*

Also Present: Mr. Dainius Virbickas, PE.

Assistant Planner Schnell read the legal notice.

Mr. Virbickas gave a brief presentation describing the proposed project. Director Baldelli referred to his staff report dated 3/9/18, stated that Erosion and Sediment Control Plan is in compliance and noted that the applicant has gotten approval from the following Agencies:

- The Zoning Board of Appeals permitting the reconstruction of a single family residence on a property that contains more than one single

family residence so long as the existing main house on the property be removed for construction of the new house.

- A Wetlands Permit dated 2/16/18.
- The Board of Health approving 6-bedroom home.
- The Town Engineer requested that the Engineer's note #21 regarding deep test holes and percolation tests be a condition in the Resolution if approved.
- Conservation Commission agreed with the Town Engineer's comment regarding the Engineer's note #21.

After a few clarifying questions from the Commission and with no public comment, the Public Hearing was 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

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

March 20, 2018	Present:	Robert Cascella Joseph Dowdell George Hanlon John Katz Charles Robbins Mark Zeck Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair
----------------	----------	---

Absent:	Tim Dunphy
---------	------------

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 8:05 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2018-009-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D. for the excavation, filling and grading of earth material exceeding 2,000 cubic yards, in connection with the construction of a new main residence, motor court, driveway, stormwater management systems and removal of a pool, pool houses and garden terraces, on a property located at **153 West Mountain Road** in the RAAA Zone. *Statutorily received on February 20, 2018. Site walked on March 04, 2018. 65 days to render a decision is May 24, 2018. Owner/Applicant: 153 West Mountain Road, LLC. For discussion and possible action.*

**Mr. Katz motioned, Mr. Robbins seconded to approve the above Special Permit application as presented and as a Final Resolution effective 3/30/18 with standard conditions and the following conditions:**

- **The Engineer's note #21 regarding deep test holes and percolations tests will be included.**

- **Monitoring of the E&S controls and the installation of the stormwater management system will be performed on a regular basis by a CT licensed engineer retained by the applicant.**

**Motion carried 8-0.**

2. **#8208; #8720-S and #2005-076-R:** Expiration of Wolf Pond Run Subdivision. *For discussion and action.* % Director.

Chair Mucchetti stated that the property owner requested and Attorney Beecher concurred that the above item may be tabled.

**Commission consensus was to place this item on the 4/3/18 Agenda for discussion.**

**NEW ITEMS**

1. **#2018-016-A:** Regulation Amendment Application to add the definitions of “Showroom” and “Non-direct-retail Showroom” by amending Section 2.2-Definitions, and adding “Non-direct-retail Showroom” as a permitted use within the B-2 Zone by amending Section 5.3.D.24 of the Town of Ridgefield Zoning Regulations. *Commission Initiated. For receipt and scheduling a public hearing.*

Director Baldelli presented his proposed “showroom” and “non-direct-retail showroom” wording drafted 3/20/18.

**Mr. Cascella motioned, Mr. Hanlon seconded to approve the proposed wording for the above Regulation amendment and the scheduling of a Public Hearing for 4/17/18. Motion carried 8-0.**

2. **#2018-011-REV(SP) VDC:** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 and Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations to install temporary window signs in the four panes and to waive all application and permit fees at **444 Main Street** in the CBD Zone. *Owner: Bruce C. Beswick. Applicant: Thrown Stone Theatre Company. For receipt and action.*

Chair Mucchetti noted that although the VDC approved the above proposal as presented, they did not have a quorum to vote.

There was a brief discussion regarding the waiving of all application and permit fees proposed in the above application. Director Baldelli explained that for the 60 days asked for by the applicant, it would cost over \$800 which seems to be excessive. Director Baldelli suggested that they amended the regulation regarding fees for temporary signs. The Commission agreed.

**Mr. Hanlon motioned, Mr. Robbins seconded to approve the above revision to the Special Permit and the waiving of all application and permit fees for the**

**temporary sign. The approval is as presented and as a Final Resolution effective 3/30/18 with standard conditions. Motion carried 8-0.**

#### **COMMISSION WALKS**

There were no Commission walks scheduled.

#### **REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

#### **CORRESPONDENCE**

1. A letter dated 3/12/18 from Attorney Thomas Beecher to the Ridgefield Charter Revision Commission.
2. A letter dated 3/5/18 from Mr. Jeffrey Hansen regarding uses in residential zones.
3. A Section 8-24 referral from First Selectman Marconi dated 3/13/18 regarding land sale on Ledges Road. **Commission consensus was to place this item on the 4/3/18 Agenda for discussion.**

**Mr. Cascella motioned, Mr. Zeck seconded to raise the 2/20/18 Meeting Minutes to the Agenda. Motion carried 8-0.**

#### **MINUTES – P&Z Public Hearing – February 20, 2018**

**For Approval:**

**Vice Chair Fossi motioned, Mr. Hanlon seconded to approve the 2/20/18 Meeting Minutes as amended. Motion carried 8-0.**

#### **MINUTES – P&Z Commission – February 20, 2018**

**For Approval:**

**Vice Chair Fossi motioned, Mr. Zeck seconded to approve the 2/20/18 Meeting Minutes as amended. Motion carried 8-0.**

#### **MINUTES – P&Z Commission – February 27, 2018**

**For Approval:**

**Mr. Katz motioned, Mr. Cascella seconded to approve the 2/27/18 Meeting Minutes as amended. Motion carried 8-0.**

**For Distribution:**

There were no Meeting Minutes distributed.

#### **PUBLIC HEARINGS**

**Scheduled for April 17, 2017**

- **#2018-016-A:** Regulation Amendment Application to add the definitions of “Showroom” and “Non-direct-retail Showroom” by amending Section 2.2-Definitions, and adding “Non-direct-retail Showroom”. *Commission Initiated.*

**April 03, 2018**

- **(Continued) #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 8:25 PM.

Respectfully Submitted,  
Lise B. Read  
Recording Secretary