

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

June 19, 2018

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

Absent: Joe Fossi, Vice Chair  
Charles Robbins

Also Present: Beth Peyser, Inland Wetlands Agent  
Richard Baldelli, Director of Planning and Zoning  
Attorney Thomas Beecher  
Lise Read, Recording Secretary

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

At 8:25 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

**1. Discussion on Board member's training.% Chair**

The Chair noted that the DVD's were reviewed by Mr. Dowdell and he created a link for future review if needed. Mr. Zeck asked to review the material next.

Agent Peyser stated that after being asked to look into the relevance of these DVD's with CT DEEP, she reported the DVD's are current and relevant. CT DEEP suggested that the Board go online to the CT DEEP website quarterly to review any new material they have posted but that the online course for CT DEEP certification will not be available until December, 2018 at the earliest.

**NEW ITEMS**

**2. Discussion on Charter updates. % Chair**

The Chair gave an update that the Charter Commission had voted to recommend separation of the Planning and Zoning Commission and the Inland Wetlands Board. On 6/25/18 there will be a final review of the material to be submitted to the BOS on 6/26/18. The BOS will hold a public hearing on the CRC draft report on 7/18/18. Noted was that the Charter Commission will propose that this new Inland Wetland

Board would be elected - not appointed, and consist of 7 members for staggered for 4 year terms beginning in November 2019.

**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.

**MINUTES – Inland Wetlands Board**

**For Approval:**

**Mr. Katz motioned, Mr. Cascella seconded to approve the Meeting Minutes for June 5, 2018 as amended. Motion carried 7-0.**

**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 8:35 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary

APPROVED/REVISED  
MINUTES  
PLANNING & ZONING COMMISSION PUBLIC HEARING

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June 19, 2018

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

Absent: Joseph Fossi, Vice Chair

Also Present: Attorney Thomas Beecher  
Richard Baldelli, Director of Planning and Zoning  
Beth Peyser, Inland Wetlands Agent  
Lise Read, Recording Secretary

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

**Item I: #2018-026-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for (1) a multi-unit contractor's yard and structures pursuant to Sec.5.3.D.5, (2) excavation, grading, filling and earth processing activities pursuant to Sec. 7.5, (3) activities in the local Aquifer Protection area under Section 6.2 and (4) request to waive fees for property consisting of 2.97± acres of land located at **800 Ethan Allen Highway (Route 7)** about one quarter mile south of the intersection with Route 35 (Assessor's ID No. G10-026) in the B-2 zone. *Statutorily received on May 22, 2018. Site walked on June 03, 2018. 35 days to close the Public hearing is July 24, 2018. Owner/Appl.: Larry Leary Development LLC. Authorized Agent: Robert R. Jewell, Esq.*

*Mr. Fossi and Mr. Robbins were recused. Mr. Fossi was absent and Mr. Robbins left the room prior to the public hearing.*

Also Present: Attorney Robert Jewell  
Mr. Frank Fowler, PE

Attorney Beecher, confirmed by Attorney Jewell, explained that the Special Permit approval issued in 2015 was appealed and the appeal was upheld due to an interpretation of the Town's setback regulations by the courts. The courts' decision rendered a vast majority of the properties in Ridgefield nonconforming.

The PZC corrected and clarified the intent of the regulations. The applicant is resubmitting the exact same application as previously approved. Agent Peyser confirmed that the Summary Ruling application approved in 2015 was not appealed and remains in effect.

Mr. Fowler gave a brief presentation of the Stormwater Management System and Attorney Jewell gave a brief presentation of the remainder of the proposed project noting that the applicant was requesting the waiver of the application fees except for the publication fees and the State fees. Mr. Cascella questioned and Director Baldelli confirmed that the waiver of the fees would be appropriate due to the office not having to do a lot of work with a duplicate application being submitted.

Attached to the application were updated reports by the Fire Marshal and the WPCA. The Traffic Engineer submitted an updated report from the previously submitted and approved application that stated there were no changes.

Public questions and comments and Commission answers confirmed that the project will be monitored at all times and that the office had an open door policy should the neighbors find the need to review or discuss anything during the construction process. Also, a Regency Association Representative stated that a private agreement had been reached regarding a separate surety bond and an open space policy. Attorney Beecher stated that the PZC will remain silent on this private agreement between neighbors in any Resolution. The agreement was between the Regency and the Applicant only.

With no further comments, and hearing no further discussion, the Chair closed the Public Hearing at 8:25 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.

June 19, 2018

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

Also Present: Attorney Thomas Beecher  
Richard Baldelli, Director of Planning and Zoning  
Lise Read, Recording Secretary

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

At 8:35 PM Chairman Mucchetti called the meeting to order. Mr. Fossi and Mr. Robbins joined the meeting at 8:40 pm.

*For the record, Items heard were in the following order: #1, #3, #4, and #2.*

**PENDING ITEMS**

1. **#2018-026-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for (1) a multi-unit contractor's yard and structures pursuant to Sec.5.3.D.5, (2) excavation, grading, filling and earth processing activities pursuant to Sec. 7.5, (3) activities in the local Aquifer Protection area under Section 6.2 and (4) request to waive fees for property consisting of 2.97± acres of land located at **800 Ethan Allen Highway (Route 7)** about one quarter mile south of the intersection with Route 35 (Assessor's ID No. G10-026) in the B-2 zone. *Statutorily received on May 22, 2018. Site walked on June 03, 2018. 65 days to render a decision is August 23, 2018. Owner/Appl.: Larry Leary Development LLC. Authorized Agent: Robert R. Jewell, Esq.*

**Attorney Beecher recommended and the Commission agreed that the Commissioners should review the above material and place the item for discussion and possible action on the 7/3/18 Agenda.**

2. Discussion on the POCD bids. % Chair

**Commission consensus was to eliminate the Planning Interface bid and interview Planimetrics and Milone and MacBroom on 7/3/18 with 45 minutes allocated to each. This item would then be placed on the 7/17/18 Agenda for final discussions and possible action.**

Noted was that the Finance Department will inform applicants of those proposals that are declined.

#### **NEW ITEMS**

- 3. #2018-031-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to allow the conversion of  $\pm$  27,483 sq.ft. within the building to operate “Twenty four (24) Hour” surgical center at **901 Ethan Allen Highway** in the B-2 Zone. *Owner/Applicant: Ridgefield Professional Office Complex, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, discussion and possible action.*

Also Present:      Attorney Robert Jewell  
                         Mr. Paul DiNardo, Applicant

Attorney Jewell gave a brief presentation of the proposed application. Discussion ensued regarding which parking lot lights were being requested to leave on 24/7 on the north side of the north building. The Commission, with information provided by Mr. DiNardo, identified and agreed upon the parking lot lights to be lit 24/7.

**Vice Chair Fossi motioned, Mr. Dunphy seconded to approve the above revision to the Special Permit as presented and amended, as a Final Resolution with standard conditions. Motion carried 9-0.**

- 4. #2018-032-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations to enclose the dumpster and to install a new chiller unit inside the enclosure at **470 Main Street** in the CBD Zone. *Owner/Applicant: Urstadt Biddle Properties Inc. For receipt and possible action.*

Also Present:      Mr. Andrew Albrecht, Applicant  
                         Mr. Paul Telfer, Architect

There was a brief presentation explaining that the old chiller located within the building, had failed and in order to keep costs down, the new chiller needs to be installed outside of the building. Of note, was that the applicant agreed to pressure wash the concrete retaining wall instead of painting it per the VDC recommendation, and that the new chiller will take up 2 parking spaces which were currently utilized for the dumpster enclosure, but that the parking requirements were still being met.

**Mr. Katz motioned, Mr. Dunphy seconded to approve the above Village District application as presented and approved by the VDC and as a Final Resolution with standard conditions. Motion carried 9-0.**

## **COMMISSION WALKS**

There were no Commission walks scheduled.

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

There were no requests for bond release or reduction.

## **CORRESPONDENCE**

There was no correspondence.

## **MINUTES – P&Z Public Hearing**

### **For Approval:**

**Vice Chair Fossi motioned, Mr. Cascella seconded to approve the Meeting Minutes for June 5, 2018 as amended. Motion carried 9-0.**

## **MINUTES – P&Z Commission Meeting**

### **For Approval:**

**Vice Chair Fossi motioned, Mr. Cascella seconded to approve the Meeting Minutes for June 5, 2018 as amended. Motion carried 9-0.**

### **For Distribution:**

There were no Meeting Minutes distributed.

## **PUBLIC HEARINGS**

**July 03, 2018**

- **#2018-029-SP:** Special Permit Application, 173 High Ridge Avenue, St. Mary's Corporation.
- **#2018-030-SP:** Special Permit Application. 128 Silver Spring Road, Thomas Sturges Corporation, LLC.

Hearing no further discussion, the Chairman adjourned the meeting at 9:00 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary

APPROVED/REVISED  
MINUTES  
AQUIFER PROTECTION AGENCY

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Joseph Dowdell  
Tim Dunphy  
George Hanlon  
John Katz  
Charles Robbins  
Mark Zeck  
Rebecca Mucchetti, Chair  
Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director of Planning and Zoning  
Lise Read, Recording Secretary

*A Planning and Zoning Commission Public Hearing, the Inland Wetlands Board Meeting, and Planning and Zoning Commission Meeting were held prior.*

At 9:00 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

Chairman Mucchetti and Director Baldelli gave a brief explanation for the benefit of the new Commissioners, of the difference between this Aquifer Protection Agency, which is State controlled and the Aquifer Protection under Planning and Zoning, which is locally controlled through zoning regulations.

**CORRESPONDENCE**

There was no correspondence.

**MINUTES**

There were no Meeting Minutes approved or distributed.

Hearing no further discussion, the Chairman adjourned the meeting at 9:05 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary