

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

June 26, 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: Beth Peyser, Inland Wetlands Agent
Richard Baldelli, Director of Planning and Zoning
Lise Read, Recording Secretary

There were no Inland Wetlands Board or Planning and Zoning Commission Public Hearings held prior to the meeting.

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

For the record, the Planning and Zoning Commission agenda Item #1 was heard first prior to the commencement of this meeting.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. New issues for discussion.

Agent Peyser explained that the Department of Public Services (DPS) has come to her on several occasions asking if they can clean out a drainage easement. In the regulations, a drainage easement and a brook are essentially the same thing. She stated that there were some DPS requests where there were no issues but other requests she felt required the request to go before the Board. Due to the time required to obtain an IWB permit, the DPS was unable to clean the drainage easement and an opportunity was missed. Agent Peyser asked the Board if there was any objection to develop language authorizing the Wetlands Agent to approve the cleaning of drainage easements owned by the Town if, in her opinion, there would be no negative impact.

Board consensus was to have Agent Peyser develop language for the Board to review authorizing the Wetlands Agent administrative approval over the cleaning of drainage easements owned by the Town.

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, Vice Chair Fossi seconded to approve the Meeting Minutes for June 19, 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 MEETING

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June 26, 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
Beth Peyser, Inland Wetlands Agent
Lise Read, Recording Secretary

There were no Inland Wetlands Board or Planning and Zoning Commission Public Hearings held prior to the meeting.

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

For the record, Item #1 was heard first, then the Chair completed the Inland Wetlands Agenda before returning to the Planning and Zoning agenda for items heard in the following order: #2, #3, #4, #6, #5, #7 and #8.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. POCD bid interview with Milone & MacBroom. % Chair

Also Present: Mr. Michael Zuba, AICP
Ms. Rebecca Augur, AICP

Mr. Zuba and Ms. Augur presented their approach on how to assist the Planning and Zoning Commission in the preparation and adoption of its 2020 Plan of Conservation and Development.

Questions were asked and answered and the Commission thanked the applicants for their time.

At 8:35 PM Chairman Mucchetti reopened the meeting and Agent Peyser left the meeting.

2. Discussion on Zones along the Route 7 corridor. % *Director*

Director Baldelli noted his memo of 6/20/18 where he presented the Commission a highlighted map of the zones along the Route 7 corridor, a list of uses permitted in certain zones and a list of manufacturing uses permitted in the B-2 Zone to be used for future discussion.

3. Discussion on adding food-retail to the B-2 Zone and adding flooring, granite and marble to manufacturing uses in the B-2 Zone. % *Commission*

A handout regarding adding as-of-right food-retail establishments in the B-2 zone, with seating for fewer than 15 customers, was discussed. Of note, was that restaurants are currently permitted in this zone.

Adding flooring, granite and marble manufacturing uses in the B-2 Zone by Special Permit was also discussed. Of note, was that the Commission felt this would be a benign use.

Commission consensus was to have the office develop language for Commission review to consider adopting these uses, noting that the Public Hearing will not be scheduled until September.

4. Discussion of sign regulation deletions. % *Director*

Director Baldelli explained the handout of Donna Mackenzie ET AL v Monroe Planning and Zoning Commission where the court held the Commission cannot waiver or bend zoning regulations, and any hardships need to be determined and approved by the ZBA. With this ruling in mind, the Director suggested that the Commission amend the sign regulation.

Further, Director Baldelli suggested that the Commission amend the Temporary Signage regulations clarifying the time frame a temporary sign may be displayed and clarifying the maximum size/area percentage of the window surface to which a temporary sign can be applied.

Commission consensus was to have the office develop language to adopt these changes for Commission review, noting that the Public Hearing will not be scheduled until September.

5. Discussion on adding Boutique hotels and B&B in CBD, B-1, B-2 zones, % *Commission*

There was a brief discussion regarding the definition of hotel, boutique hotel, inn, and bed and breakfast. Noting that the intent was not to have a Holiday Inn downtown, and that hotels and inns are not permitted in the CBD, Director Baldelli will look into the definitions of the above and the economic viability of a hotel in the CBD with a set limit of rooms and a stay of less than 30 days.

Commission consensus was to have the office look into the above discussed further and place this item back on the planning meeting agenda.

6. Discussion regarding Real Estate advertisement signs in the CBD Zone. % Chair

The Chair stated that she had been contacted by the Vice Chair of the Economic Development Commission asking if the PZC would consider a moratorium of real estate signs in the CBD, similar to the moratorium recently adopted in New Canaan. After a brief discussion, the Commission declined interest in the request. Of note was that New Canaan had rescinded their moratorium before it became effective.

Commission consensus was to not pursue this any further.

7. New items for discussion.

a. The Chair noted that the Girl Scouts and the Commission for the Disabled both undertook a physical survey of the accessibility of areas in the Village. The results showed that accessibility was lacking, due in part, to restaurant sidewalk tables and one restaurant having a fence completely blocking the sidewalk.

Commission consensus was to continue to be mindful of the need for accessibility and to follow up with certain restaurant owners hoping for positive results. The Commission noted that if there was no change, regulations might have to be put in place, but this was not a road the Commission wanted to go down.

b. The Chair then recognized Mr. Katz who stated that when ready and after discussions with the Director, he could possibly ask the Commission to review some amended wording for the Special Permit criteria.

8. #2018-034-SP: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.5 for the approval of the accessway and site work related to construction and per Section 7.5.D.4.5 for soil screening at **104 & 106 Great Hill Road in the RAA Zone. *Owner/Applicant: Kaitlyn Cotanch Hayes and Thomas Hayes. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.***

Vice Chair Fossi motioned, Mr. Katz seconded to receive the above Special Permit application, to schedule a site walk for 7/15/18 and to schedule a Public Hearing for 7/17/18. Motion carried 7-0.

COMMISSION WALKS

Scheduled for July 15, 2018:

- **#2018-034-SP: Special Permit Application, 104 & 106 Great Hill Road, Kaitlyn Hayes and Thomas Hayes.**

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release and reduction.

CORRESPONDENCE

1. Conservation Commission review of 173 High Ridge.
2. The following documents regarding 128 Silver Spring Rd: Revised plans, a Staff report dated 6/22/18, Town PE review dated 6/22/18, and Conservation Commission review dated 6/22/18.

MINUTES – P&Z Public Hearing

For Approval:

Mr. Katz motioned, Mr. Cascella seconded to approve the Meeting Minutes for June 19, 2018 as amended. Motion carried 7-0.

MINUTES – P&Z Commission Meeting

For Approval:

Mr. Katz motioned, Mr. Cascella seconded to approve the Meeting Minutes for June 19, 2018 as amended. Motion carried 7-0.

MINUTES – Aquifer Protection Agency

For Approval:

Vice Chair Fossi motioned, Mr. Robbins seconded to approve the Meeting Minutes June 19, 2018 as presented. Motion carried 7-0.

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.

Scheduled for July 17, 2018:

- **#2018-034-SP:** Special Permit Application, 104 & 106 Great Hill Road, Kaitlyn Hayes and Thomas Hayes.

Hearing no further discussion, the Chairman adjourned the meeting at 9:53 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

