

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

September 20, 2011

Present: Michael Autuori
Peter Chipouras
Joseph Fossi
Nelson Gelfman
John Katz
Phil Mische
Rebecca Mucchetti, Chairman
Patrick Walsh, Vice Chairman

Absent: George Hanlon

Also Present: Betty Brosius, Wetland Agent
Lise Read, Recording Secretary

Inland Wetland and Planning and Zoning Public Hearings were held prior to the meeting.

At 10:50 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. IF PUBLIC HEARING CLOSED: #2011-065-SR-AH: Summary Ruling Application for activities and disturbance within the upland review area in conjunction with the construction of a multi-family development under Sec. 8-30g of the Connecticut General Statutes (Affordable Housing) for sixteen (16) dwelling units of which 30% shall be affordable, on property located at **7-9 North Salem Road** (Assessor lots E14-101 and E14-102) in the R-20 zone. Owner/Applicant: Eppoliti Realty Co., Inc. *Received 6/21/2011. Walked 7/10/2011. Public hearing commenced 7/19/2011. Extension granted to continue public hearing on 9/6/2011. Extension granted to continue public hearing on 9/20/2011. 35-day action period ends 10/25/2011. For discussion/action.*

At the request of the applicant, the above Public Hearing for the Summary Ruling application has been continued to October 25, 2011.

2. #2011-080-SR: Summary Ruling Application for activities and disturbance within the upland review area to construct a master bedroom addition on an existing single-family residence and upgrade septic system within the upland review area located on **120 Mountain Road** in the RA zone. Owner/Applicant: Lars Sorensen. Auth. Agent: MacMillan Architects. *Received 7/19/2011. IWB walked independently. Tabled 7/26/2011. Tabled 9/6/2011. 65-day action period ends 9/22/2011. For discussion/action/extend time for review if needed.*

At the request of the applicant's authorized Agent, Mr. Katz motioned, Mr. Chipouras seconded to extend the time for decision on the above Summary Ruling application for 30 days. Motion carried 7-0-1. Mr. Fossi recused himself.

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.

MINUTES

For Approval:

Mr. Fossi motioned, Mr. Chipouras seconded to approve the Meeting Minutes for September 6, 2011 (in 9/13/2011 packet). Motion carried 8-0.

For Distribution:

The Meeting Minutes for September 13, 2011 were distributed.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 10:51 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

September 20, 2011

Present: Michael Autuori
Peter Chipouras
Joseph Fossi
Nelson Gelfman
John Katz
Phil Mische
Rebecca Mucchetti, Chairman
Patrick Walsh, Vice Chairman

Absent: George Hanlon

Also Present: Betty Brosius, Director of Planning
Lise Read, Recording Secretary

Inland Wetland and Planning and Zoning Public Hearings were held prior to the Inland Wetland meeting.

At 10: 52 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. IF PUBLIC HEARING CLOSED: #2011-065-SR-AH: Application for multi-family development under Sec. 8-30g of the Connecticut General Statutes (Affordable Housing) for construction of sixteen (16) dwelling units of which 30% shall be affordable, on property located at **7-9 North Salem Road** (Assessor lots E14-101 and E14-102) in the R-20 zone. Owner/Applicant: Eppoliti Realty Co., Inc. *Received 6/21/2011. Walked 7/10/2011. Public hearing commenced 7/19/2011. Extension granted to continue public hearing on 9/6/2011. Extension granted to continue public hearing on 9/20/2011. 65-day action period ends 11/24/2011. For discussion/action.*

At the request of the applicant, the above Public Hearing for the Summary Ruling application has been continued to October 25, 2011.

2. #2011-096-VDC: Village District Application under Section 8.3 of the zoning regulations for signage on building located at **431 Main Street, Tutoring Club**, in the CBD zone. Owner: Carleen Addressi Baer. Appl.: Maria Markus. *35 days to receive VDC report ends 10/18/2011. Received application and tabled 9/13/2011. VDC report received 9/14/2011. For discussion/action.*

With the VDC report in hand and the revised drawing, Mr. Katz motioned, Vice Chairman Walsh seconded to approve the above Village District application as a

Final Resolution with standard conditions and the recommended conditions by the VDC. Motion carried 8-0. (Note: The approval included the small hanging sign under the overhang, by the entrance door.)

3. **#2011-097-VDC:** Village District Application under Section 8.3 of the zoning regulations for signage on building located at **439 Main Street, Cellar Door B·I·S·T·R·O**, in the CBD zone. Owner: Carleen Addressi Baer. Appl.: Mirash Vatici. *35 days to receive VDC report ends 10/18/2011. Received application and tabled 9/13/2011. VDC report received 9/14/2011. For discussion/action.*

With the VDC report in hand, Vice Chairman Walsh motioned, Mr. Katz seconded to approve the above Village District application as a Final Resolution with standard conditions and the recommended conditions by the VDC. Motion carried 8-0.

NEW ITEMS

4. **#2011-102-PRE:** Pre-submission concept under Section 9.2.E of the Ridgefield Zoning Regulations for re-development of property located at **Ives Court/Pine Mountain Road**, Wolf Pond Run Subdivision in the RAAA zone. Owner: Robert Cioffoletti. Agent: Artel Engineering Group, LLC, Dainius Virbickas, P.E. *Schedule date for discussion.*

Dr. Autuori motioned, Mr. Mische seconded to place the above Item #4 on the October 18 Agenda for discussion. 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

There were two pieces of correspondence noted by Chairman Mucchetti. No action was necessary.

1. Richard Baldelli, Ridgefield's Zoning Enforcement Officer will be honored at a luncheon at Stonehenge for 25 years of service.
2. Connecticut Conference of Municipalities Bulletin dated September 15, 2011, Number 11-03 noting an upcoming workshop on Public Act 490 – CT Land Use Value Assessment Law for Farm Land, Forest Land and Open Space. Ms. Brosius, Director of Planning will be attending the workshop.

MINUTES

For Approval:

Mr. Fossi motioned, Dr. Autuori seconded to approve the Meeting Minutes for September 6, 2011 (in 9/13/2011 packet). Motion carried 8-0.

For Distribution:

The Meeting Minutes for September 13, 2011 were distributed.

PUBLIC HEARINGS

October 4, 2011

- **#2011-085-SP:** Special Permit, **33 High Valley Road**, Derby
- **#2011-087-SP:** Special Permit, **19 Sunset Lane**, Stephen J. Zemo Residential Properties, LLC
- **#2011-091-A:** Amendment to **Section 3.5.F and 3.6.C**, Zemo

October 11, 2011

- **#2011-092-SP:** Special Permit, **507 Ridgebury Road**, Katz
- **#2011-093-REV(SP):** Revision to Special Permit, **304 Main Street**, Corcar, LLC

CONTINUED

October 25, 2011

- **#2011-065-SR-AH:** **7-9 North Salem Road**, **Eppoliti Realty Co., Inc.**

Hearing no further discussion, the Chairman adjourned the meeting at 11:00 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary