

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

October 4, 2011

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

Absent: Phil Mische

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

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

At 8:15 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

- 1. #2011-029-SR: 26 Tackora Trail c/o IWA. For discussion.**

Also Present: Mr. Craig Studer, ASLA  
Mr. Jerry Rutigliano, Owner

For the record, Vice Chairman Walsh recused himself from the discussion.

Ms. Brosius explained that after the review of the as-built survey of the completed pool project, it was found that the patio around the pool was built substantially larger than what was approved and that this patio was built in the direction of the wetlands which eliminated the approved plantings. Ms. Brosius further explained that a sitting wall was also built at the wetland line and that there is concern that removing the wall will disturb the wetlands.

Dr. Autuori asked Ms. Brosius what her and Aimee Pardee's (Wetland Inspector) professional opinions were as to the remedy of the situation. Ms. Brosius stated that removing the paving block patio back to the approved location, to remove the wall at the wetland line and to then plant the approved plantings in this location would be the best remedy.

**After a brief discussion, Board consensus was to have the Owner, Mr. Jerry Rutigliano and his Representative, Mr. Craig Studer submit to the Planner a remediation plan with a sequence of remediation and restoration report. The Board agreed to discuss this Item again at the October 11, 2011 Meeting, provided that revised plans are received.**

Chairman Mucchetti reminded Mr. Studer and Mr. Rutigliano that remediation and restoration work should not commence until the Board has approved the remediation and restoration plans.

2. **#2011-107-PR-SP:** Plenary Ruling application under Section 7.6 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield to dredge a pond on property located at **48 Powdermaker Drive** in the RAAA zone. Owner: The Pleasantview Recreational Association c/o Joe Voves. *65 days to commence public hearing ends 12/8/2011. For receipt, schedule walk for October 23, 2011 (per consultant request) and public hearing.*

**Mr. Katz motioned, Mr. Fossi seconded to receive the above Plenary Ruling application, to schedule the walk for October 23, 2011 and to schedule the Public Hearing for November 1, 2011. Motion carried 8-0.**

3. **#2011-108-SR-SP:** Summary Ruling application under Section 7.5 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield for disturbance and activities in the upland review area in conjunction with a Special Permit application to construct a 3-car garage, including excavation and filling, on property located at **5 Casa Torch Lane** in the RAA zone. Owners/Appls.: Chris and Siobhan Santini. *65-day action period ends 12/8/2011. For receipt, schedule walk and schedule Public Hearing.*

**Mr. Fossi motioned, Mr. Chipouras seconded to receive the above Summary Ruling application, to schedule the walk for October 23, 2011 and to schedule a Public Hearing for November 1, 2011 . Motion carried 7-0-1. Mr. Hanlon recused himself.**

## **BOARD WALKS**

### **Scheduled**

- **#2011-107-PR-SP:** Plenary Ruling **48 Powdermaker Drive**, The Pleasantview Recreational Association (The date is at the Consultant's request).
- **#2011-108-SR-SP:** Summary Ruling **5 Casa Torch Lane**, Santini

**Both the above walks were scheduled for October 23, 2011.**

## **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, Dr. Gelfman seconded to approve the Meeting Minutes for Sept.13, 2011 (in 9/20/2011 packet). Motion carried 7-0-1. Dr. Autuori was not present at the 9/13/11 meeting.**

**Mr. Fossi motioned, Mr. Chipouras seconded to approve the Meeting Minutes for Sept. 20, 2011 (mailed 9/29/2011). Motion carried 7-0-1. Mr. Hanlon was not present at the 9/20/11 meeting.**

### **For Distribution:**

There were no Meeting Minutes to distribute.

## **PUBLIC HEARINGS**

### **Scheduled:**

- **#2011-107-PR-SP:** Plenary Ruling **48 Powdermaker Drive**, The Pleasantview Recreational Association
- **#2011-108-SR-SP:** Summary Ruling, **5 Casa Torch Lane**, Chris and Siobhan Santini

**The above Public Hearings were scheduled for November 1, 2011.**

### **October 25, 2011**

- **CONTINUED: #2011-065-SR-AH:** Application under Sec. 8-30g of the C.G. S. Summary Ruling **7-9 North Salem Road**, Eppoliti Realty Co., Inc.

Hearing no further discussion, the Chairman adjourned the meeting at 8:38 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

October 4, 2011

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

Absent: Phil Mische

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

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

At 8:39 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

- 1. #2011-085-SP:** Special Permit Application under Section 9.2 required by Section 7.5.D of the Ridgefield Zoning Regulations for excavation and filling of land in conjunction with leveling back and side yards and to make driveway improvements on property located at **33 High Valley Road** in the RAA zone. Owner/Appl.: Michael L. Derby. Auth. Agent: Kevin Wade. *Received 9/6/2011. Walked 9/11/2011. Public hearing commenced 10/4/2011. 65-day action period ends 12/8/2011. For discussion/action.*

Also Present: Mr. Michael Derby, Owner

**Mr. Katz motioned, Vice Chairman Walsh seconded to approve the above Special Permit application as a Final Resolution with standard conditions and all conditions per the Planner's September 27, 2011 Report. Motion carried. 8-0.**

- 2. #2011-087-SP:** Special Permit Application under Section 9.2 required by Section 3.6.C Dimensional Exceptions: Lot Coverage Exception to add a covered porch to existing single family residence located at **19 Sunset Lane** in the R 7.5 zone. Owner: Stephen J. Zemo Residential Properties, LLC. Appl.: Stephen Zemo. Authorized Agent: Jeffrey D. Mose, AIA, LEED AP. *Received 9/6/2011. Walked 9/11/2011. Public hearing commenced 10/4/2011. 65-day action period ends 12/8/2011. For discussion/action.*

**Mr. Fossi motioned, Mr. Chipouras seconded to approve the above Special Permit application as a Final Resolution with standard conditions. Motion carried 8-0.**

- #2011-091-A:** Proposed amendment to **Section 3.5.F and 3.6.C** of the Ridgefield Zoning Regulations to increase permitted coverage for lots smaller than 10,000 s.f. and to create a coverage exception for open porches. Appl.: Stephen J. Zemo. Auth. Agent: Robert R. Jewell, Esq. *Received 9/6/2011. Walked 9/11/2011. Public hearing commenced 10/4/2011. 65-day action period ends 12/8/2011. For discussion/action.*

Commission consensus was that even with this change, which appears to be sweeping in a sense that it is for all properties less than 1 acre, Ridgefield's permitted lot coverage is still very modest when compared to other Towns.

**Dr. Autuori motioned, Mr. Fossi seconded to adopt the above Proposed Amendment to Section 3.5.F to increase permitted coverage as shown on the Planner's "Permitted Coverage Alternative" dated September 29, 2011. Motion carried 8-0.**

Some Commissioners commented that maybe the amendment for the lot coverage exception for open porches should be increased to 220 sf or even higher, that a 220 sf porch is very small. It was clarified that this exception is not limiting the size of the porch but is giving an exception for the first 200 sf.

**Dr. Autuori motioned, Mr. Chipouras seconded to adopt the above Proposed Amendment for lot coverage exception for open porches up to 200 SF of area. The new exception for Sec. 3.6.C.3 now reads: "In a residential zone, up to two hundred (200) square feet of the area of an open porch may be excluded from lot coverage requirements". The second line of the proposed amendment has been deleted. Motion carried 8-0.**

#### **NEW ITEMS**

- #2011-103-SP:** Special Permit Application under Section 9.2 required by Section 3.3.D of the Ridgefield Zoning Regulations to convert an above ground basement within an existing single-family residence into an accessory dwelling unit located at **17 Bayberry Hill Road** in the RAA zone. Owner: Geoffrey W. Sigg. *65 days to commence public hearing ends 12/8/2011. For receipt, schedule walk and public hearing.*

**Mr. Katz motioned, Dr. Autuori seconded to receive the above Special Permit application, to schedule the walk for October 23, 2011 and to schedule the Public Hearing for November 1, 2011. Motion carried 8-0.**

- #2011-105-REV(SP) & REV(S):** (1) Application for Revision to the Special Permit required by Section 9.2.A.7.e. of the Ridgefield Zoning Regulations to revise a previously approved accessway and (2) Application to revise lot lines in a previously

approved subdivision (TC#9166 approved by the Commission on 2/17/2009) for property located at **Sunset Lane** in the R-7.5 zone. *65-day action period ends 12/8/2011.* Owner/Apl.: Stephen J. Zemo Residential Properties, LLC. *For receipt, schedule walk if necessary, discussion.*

Chairman Mucchetti pointed out that there are three parts to the above Item 5. First, a revision to the Special Permit to revise a previously approved accessway. Second, an application to revise lot lines and third, a Request for Waiver of Sec. 4-12 of the Subdivision Regulations, to allow 4 lots on the accessway.

**Dr. Autuori motioned, Mr. Chipouras seconded to receive the above applications in Item 5, to deem the walk unnecessary and to place this Item on the October 11, 2011 Agenda. Motion carried 8-0.**

6. **#2011-106-REV(SP):** Application for Revision to the Special Permit required by Section 9.2.A.7.e. of the Ridgefield Zoning Regulations to add a second dwelling unit on the second floor of an existing commercial building located at **30 Old Quarry Road** in the B-2 zone. Owner/Apl.: Sturges Bros. Inc. Auth. Agent: Robert R. Jewell, Esq. *65-day action period ends 12/8/2011. For receipt/discussion.*

Also Present:        Robert Jewell, Esq.  
                              Don Sturges, Sturges Bros.

Mr. Jewell explained that the revision to the Special Permit is to change the use of 600 sf on the second floor from an office unit to a residential unit. He noted all changes conform to the zoning regulations and Ms. Brosius concurred noting conformity includes the parking.

**Mr. Chipouras motioned, Dr. Autuori seconded to approve the above Revision to the Special Permit application as a Final Resolution with standard conditions. Motion carried 6-0-2. Vice Chairman Walsh and Mr. Hanlon recused themselves from the discussion and the vote.**

7. **#2011-107-PR-SP:** Special Permit application under Section 9.2 required by Section 7.5 of the Ridgefield Zoning Regulations for pond dredging involving excavation of material in excess of 2,000 cu. yds. and for on-site earth processing equipment in conjunction with a Plenary Ruling application to dredge a pond on property located at **48 Powdermaker Drive** in the RAAA zone. Owner: The Pleasantview Recreational Association c/o Joe Voves. *65 days to commence public hearing ends 12/8/2011. For receipt, schedule walk for October 23, 2011 (per consultant request) and public hearing.*

**Mr. Fossi motioned, Dr. Autuori seconded to receive the above Special Permit application, to schedule the walk for October 23, 2011 and to schedule the Public Hearing for November 1, 2011. Motion carried 8-0.**

8. **#2011-108-SR-SP:** Special Permit application under Section 9.2 required under Section 3.6.C and Section 3.3.A.2 of the Ridgefield Zoning Regulations for lot coverage exception to construct a 3-car garage, in excess of permitted bays on property located at **5 Casa Torch Lane** in the RAA zone. Owners/Appls.: Chris and Siobhan Santini. *65 days to commence public hearings ends 12/8/2011. For receipt, schedule walk and public hearing.*

**Mr. Katz motioned, Dr. Autuori seconded to receive the above Special Permit application, to schedule the walk for October 23, 2011 and to schedule the Public Hearing for November 1, 2011. Motion carried 7-0-1. Mr. Hanlon recused himself.**

### **COMMISSION WALKS**

#### **Scheduled:**

- **#2011-103-SP:** Special Permit **17 Bayberry Hill Road**, Sigg.
- **#2011-108-SR-SP:** Special Permit **5 Casa Torch Lane**, Santini
- **#2011-107-PR-SP:** Special Permit **48 Powdermaker Drive**, The Pleasantview Recreational Association (The date is at the Consultant's request)

**All the above walks have been scheduled for October 23, 2011.**

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

There were no requests for bond release or reduction.

### **CORRESPONDENCE**

Chairman Mucchetti brought to the attention of the Commission six pieces of correspondence. No action was necessary.

1. A flyer from Ridgefield Housing Summit for discussions being held on October 17, 2011. Chairman Mucchetti encouraged the Commission to attend.
2. A revised drawing for Ives Court / Pine Mountain Rd.
3. A letter to Mr. Marconi, First Selectman from Ms. Brosius, Planner dated October 4, 2011 regarding subleasing of space by Chef's Warehouse @ 90 East Ridge / Venus Municipal Building.
4. Two pieces of correspondence for 304 Main St. One from the Fire Marshal dated September 28, 2011 and one from the Building Department dated September 20, 2011.
5. A letter from the Fire Marshal regarding 507 Ridgebury Rd. dated September 22, 2011.
6. Two pieces of correspondence for 7-9 North Salem Rd. One from the applicant dated September 23, 2011 and one from Ms. Brosius, Planner dated September 28, 2011.

### **MINUTES**

#### **For Approval:**

**Mr. Katz motioned, Mr. Chipouras seconded to approve the Meeting Minutes for September 13, 2011 (in 9/20/2011 packet). Motion carried 7-0-1. Dr. Autuori was not present for the 9/13/11 Meeting.**

**Mr. Fossi motioned, Mr. Chipouras seconded to approve the Meeting Minutes for September 20, 2011 (mailed 9/29/2011). Motion carried 7-0-1. Mr. Hanlon was not present for the 9/20/11 Meeting.**

**For Distribution:**

There were no Meeting Minutes to distribute.

**PUBLIC HEARINGS**

**Scheduled**

- **#2011-103-SP:** Special Permit **17 Bayberry Hill Road**, Sigg
- **#2011-107-PR-SP:** Special Permit **48 Powdermaker Drive**, The Pleasantview Recreational Association
- **#2011-108-SR-SP:** Special Permit **5 Casa Torch Lane**, Santini

**All the above Public Hearings were scheduled for November 1, 2011.**

**October 11, 2011**

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

**October 25, 2011**

- **CONTINUED: #2011-065-SR-AH:** Application under Sec. 8-30g of the C.G. S.7-9 **North Salem Road**, Eppoliti Realty Co., Inc.

Hearing no further discussion, the Chairman adjourned the meeting at 9:03 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary