

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

December 6, 2011

Present: Michael Autuori
Joseph Fossi
Nelson Gelfman
George Hanlon
John Katz
Phil Mische
Rebecca Mucchetti, Chairman

Absent: Peter Chipouras
Patrick Walsh

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

- 1. #2011-107-PR-SP:** Plenary Ruling application under Section 7.6 of the Ridgefield Inland Wetlands and Watercourses Regulations to dredge a pond on property located at **48 Powdermaker Drive** in the RAAA zone. Owner/Apl.: The Pleasantview Recreational Association c/o Joe Voves. *Received 10/4/2011. Public hearing commenced and closed 11/22/2011 and draft Resolution of Approval requested. 35-day action period ends 12/27/2011. For discussion/action.*

Mr. Katz motioned, Mr. Fossi seconded to adopt the above Plenary Ruling Resolution of Approval as drafted by the Agent. Motion carried 6-0-1. Dr. Autuori abstained for he was not at the Public Hearing.

NEW ITEMS

- 2. 2012 - Election of Officers**
Dr. Autuori motioned, Mr. Katz seconded to move the slate of Rebecca Mucchetti as Chairman and Patrick Walsh as Vice Chairman. Motion carried 6-0-1. Chairman Mucchetti recused herself.

BOARD WALKS

There were no Board walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following pieces of correspondence. No action was necessary.

1. A letter from Mr. Baldelli, ZEO and Ms. Pardee, Wetlands Inspector to Mr. Brian Roach, Aquarion Water Company dated December 2, 2011, regarding wetlands encroachment and grading at the former Topstone Hydraulic Co. site on Bennetts Farm Road.
2. A NewsTimes article dated 12/5/11 titled "Wettest Year Ever".

MINUTES

For Approval:

Mr. Fossi motioned, Mr. Mische seconded to approve the Meeting Minutes for November 15, 2011 as amended. Motion carried 7-0.

Mr. Fossi motioned, Mr. Mische seconded to approve the Meeting Minutes for November 22, 2011. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 8:22 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

December 6, 2011

Present: Michael Autuori
Joseph Fossi
Nelson Gelfman
George Hanlon
John Katz
Phil Mische
Rebecca Mucchetti, Chairman

Absent: Peter Chipouras
Patrick Walsh

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 8:23 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

- #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/Appl.: The Pleasantview Recreational Association c/o Joe Voves. *Received 10/4/2011. Public hearing commenced and closed 11/22/2011 and draft Resolution of Approval requested. 65-day action period ends 1/26/2012. For discussion/action.*

Mr. Katz motioned, Mr. Hanlon seconded to adopt the above Special Permit Resolution of Approval as drafted by the Planner. Motion carried 6-0-1. Dr. Autuori abstained for he was not at the Public Hearing.

- #2011-119-PRE:** Pre-submission concept under Section 9.2.E of the Ridgefield Zoning Regulations to review proposed Stop & Shop Fueling Facility located at **2 Island Hill Avenue** in the B-1 zone. Auth. Agent: Attorney Catherine A. Cuggino. *For discussion.*

Attorney Cuggino of Chipman, Mazzucco, et al and the applicant's representatives, Lisa Davis of the managing company for Stop & Shop and Timothy Onderko, P.E., of Langan Engineering, gave a presentation to the Commission. It was briefly established that Stop & Shop has 75 fuel stops throughout New England. Many are on

site but due to there being no room behind the Stop & Shop in Ridgefield, they are seeking on offsite operation.

Currently the site is occupied by a contractor and has a maintenance garage and a residential structure. The concept is to remove the existing garage and residence, level the eastern portion of the site by bringing in approximately 500 yds of fill, removing all driveways but the one shared with the neighbor, which will then be their's alone, and improving the driveway onto Danbury Road which is a State Highway. Stop & Shop plans to install 5 pumps with a 10 car capacity at one time with an attendant kiosk of 115 sf. The kiosk will contain a bathroom and a cash register. There will be no convenience other than washer fluid or oil, no vehicle maintenance and no vehicle storage. The tanks for the fuel will be new and underground. The fuel will be unleaded only, no diesel. The current buildings are nonconforming to the setbacks and Stop & Shop will not be seeking any variances.

The following items were established by questions from the Commission:

- Traffic from an informal study is approximately 50 trips @ the peak hour.
- There is public sewer and public water and there is a sewer easement at the back of the property.
- A geotechnical and environmental investigation has been done at the site. A remediation was found to have been conducted which excavated presumably residual gasoline from the contractor's equipment. Mr. Onderko stated that should any further problems arise, they will handle the situation through the proper channels and by environmental standards.
- One boring was done on one of the buildings which appeared to be favorable. Again, Mr. Onderko stated that should any further problems arise, they will handle the situation through the proper channels and by environmental standards.
- The lot size is .96 acres and other than the pumps and the kiosk, the site will contain room to maneuver tank trucks and landscaping material.
- The site is in a B1 zone which allows this kind of use by Special Permit.
- The total canopy height is 18'. The lights under the canopy are at 14.8' and will recessed. All lighting will be looked at carefully as to not to disturb the neighbors and a lighting plan will be submitted.
- Even with the fill being brought into the site, the site will still be lower in elevation as respects to the neighbors.
- The only sound coming from the site will be the attendant to the customer should the customer need assistance. This is required by a Federal/State Regulation.
- The hours of the operation the applicant stated, will be approximately 6 – 11pm but the Commission asked it to be 6 – 10pm. to keep consistent with the surrounding stores.
- It was established that the units in the Copps Hill Court face the apartment's parking lot not the site. There is a hallway on the side of the

building that faces the site except for one corner unit which the applicant will be considerate of.

- The applicant should have an informal review with Ridgefield's Architectural Review Committee and CTDOT before they submit to P&Z for their own benefit.
- The Commission asked that the applicant take great care in submitting a plan that is consistent with a village and a plan with a lot of landscaping for the neighbors and to make the site attractive.

3. **#2011-124-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.1 of the Ridgefield Zoning Regulations to create an accessory dwelling unit in the lower level of an existing single family residence located at **60 Laurel Lane** in the RAA zone. Owners: Edward N. Kiss, Kris Kiss and Bryan Kiss. *Received by CGS 11/15/2011. Walked 11/20/2011. Public hearing commenced 12/6/2011. 65-day action period ends 2/9/2012. For discussion/action.*

Mr. Katz motioned, Dr. Autuori seconded to approve the above Special Permit application as presented as a Final Resolution with standard conditions. Motion carried 7-0.

4. **#2011-125-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to permit a screen-printing and embroidery business on property located at **71 Hussars Camp Place** in the RAAA zone. Owner: Robert J. DiNucci. Appl.: Robert J. DiNucci, dba Ridgefield Screen-printing & Embroidery. *Received by CGS 11/15/2011. Walked 11/20/2011. Public hearing commenced 12/6/2011. 65-day action period ends 2/9/2012. For discussion/action.*

Mr. Mische motioned, Dr. Autuori seconded to approve the above Special Permit application as a Draft Resolution of Approval with standard conditions and the added condition that the applicant provide to the Planner a floor plan showing the dimensions the business occupies in the home. Motion carried 6-0-1. Mr. Katz recused himself.

This Item has been placed on the December 13th Agenda for discussion/action.

5. **#2011-126-SP:** Special Permit application under Section 9.2 required by Section 3.6.C.1 of the Ridgefield Zoning Regulations for lot coverage exception for an addition and alteration to the single family residence located at **25 Griffith Lane** in the R-20 zone. Owners/Appls.: William and Olga Adler. Auth. Agent: Peter T. Coffin, AIA; Doyle Coffin Architecture, LLC. *Received by CGS 11/15/2011. Walked 11/20/2011. Public hearing commenced 12/6/2011. 65-day action period ends 2/9/2012. For discussion/action.*

Mr. Katz motioned, Mr. Fossi seconded to approve the above Special Permit application as presented as a Final Resolution with standard conditions. Motion carried 7-0.

NEW ITEMS

6. 2012 - Election of Officers, PZC & APA

Mr. Katz motioned, Dr. Autuori seconded to move the slate of Rebecca Mucchetti as Chairman and Patrick Walsh as Vice Chairman. Motion carried 6-0-1. Chairman Mucchetti recused herself.

- 7. #2011-129-SP:** Special Permit application under Section 9.2 required by Section 5.2.D.8 of the Ridgefield Zoning Regulations for a third floor studio apartment within an existing building located at **5 Danbury Road** in the B-1 zone. Owner/Appl.: Daniel Oprea. 65-days to schedule public hearing ends 2/9/2012. For receipt, schedule walk and public hearing.

Dr. Autuori motioned, Mr. Fossi seconded to receive the above Special Permit application, to deem the walk unnecessary and to schedule the Public Hearing for January 3, 2012. Motion carried 7-0.

- 8. #2011-130-REV(SP)-VDC:** Revision to Special Permit under Section 9.2.A.7.e and Village District Application under Section 8.3 of the Ridgefield Zoning Regulations to construct a shed, rack supported storage structure and decorative fence display with park bench on property located at **29 Prospect Street (Ridgefield Supply)** in the CBD zone. Owner: Louis Price. Auth. Agent: Bennett Fletcher. *65-day action period ends 2/9/2012. 35 days to receive Village District report ends 1/10/2012. For receipt and recommend individual site walk.*

Mr. Katz motioned, Dr. Autuori seconded to approve the above Revision to the Special Permit as a Draft Resolution of Approval with standard conditions. (The VDC application will be handled separately, pending receipt of the VDC Report.) Motion carried 7-0.

This Item has been placed on the December 13th Agenda for discussion/action.

- 9. #2011-132-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations to revise previously approved floor plan for accessory dwelling unit on property located at **167 Silver Spring Road** in the RAA zone. Owners/Appls.: Hugh C. Bilecky and Lynn Kieper Bilecky. *65-day action period ends 2/9/2012. For receipt and schedule walk if necessary.*

Mr. Katz motioned, Dr. Autuori seconded to approve the above Revision to the Special Permit as a Final Resolution with standard conditions. Motion carried 6-0-1. Mr. Mische abstained.

10. #2011-133-SP: Special Permit under Section 9.2 required by Section 5.1 of the Ridgefield Zoning Regulations to change the use for an existing building on property located at **21 Governor Street (formerly Balducci's)** from retail to temporary quarters for the **Ridgefield Library** in the CBD zone. Owner: Joseph Gavin Donnelly Trustee et al. Appl.: The Ridgefield Library. *65 days to commence public hearing ends 2/9/2012. For receipt, schedule walk and public hearing.*

Mr. Mische motioned, Mr. Fossi seconded to receive the above Special Permit application, to deem the walk unnecessary and to schedule the Public Hearing for January 3, 2012. Motion carried 7-0.

COMMISSION WALKS

- **#2011-129-SP:** Special Permit **5 Danbury Road**, Oprea
- **#2011-133-SP:** Special Permit **21 Governor Street**, Joseph Gavin Donnelly Trustee

The above walks were not scheduled and deemed unnecessary.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following pieces of correspondence. No action was necessary.

1. Zoning Regulations Pg. 5-11 & 5-12. Planner Brosius stated they these were issued to correct a typo only.
2. A letter from Peter T. Coffin, Doyle/Coffin Architecture stamp dated 11/23/11 to Planner Brosius regarding a request for a pre-submission concept review at 25 Prospect Street. This Item has been placed on the December 13th Agenda.
3. A Memorandum from Planner Brosius to the Commission dated 12/6/11 regarding the Five-Year Capital Projects Budget Plan for FYE 2012-13.

MINUTES

For Approval:

Mr. Katz motioned, Dr. Autuori seconded to approve the Meeting Minutes for November 15, 2011. Motion carried 7-0.

Mr. Katz motioned, Dr. Autuori seconded to approve the Meeting Minutes for November 22, 2011 as amended. Motion carried 7-0.

For Distribution:

The Meeting Minutes for November 29, 2011 were distributed.

PUBLIC HEARINGS

Scheduled:

- **#2011-129-SP:** Special Permit **5 Danbury Road**, Oprea
- **#2011-133-SP:** Special Permit **21 Governor Street**, Joseph Gavin Donnelly Trustee

The above Public Hearings were scheduled for January 3, 2012.

Hearing no further discussion, the Chairman adjourned the meeting at 9:10 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary