

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

DATE: December 14, 2010

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

Absent: Michael Autuori

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

There was a Planning and Zoning Public Hearing held prior to this meeting.

At 7:38 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

BOARD WALKS

There were no board walks to schedule.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

December 7, 2010 (mailed 12/9/2010)

Mr. Katz motioned, Mr. Chipouras seconded to approve the Minutes of December 7, 2010. Motion carried 6-0-1. Mr. Mische was not at the 12/7/10 Meeting.

For Distribution:

There were no Minutes to distribute.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 7:39 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

DATE: December 14, 2010

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

Absent: Michael Autuori

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

There was a Planning and Zoning Public Hearing held prior to the Inland Wetland Meeting.

At 7:40 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2010-105-A:** Amendment to **Sec. 7.3 and 5.1.C**, to eliminate parking requirements for uses in the CBD zone. *Public hearing commenced 11/16/2010. Commission initiated.*

Mr. Katz motioned, Mr. Chipouras seconded to approve the amendment to the parking requirements in the CBD Zone, as modified. Motion carried 7-0.

2. **#2010-112-A:** Proposed amendment to the Ridgefield Zoning Regulations, **Section 2.2** – Definitions; **Section 3.2** – Principal Uses in Residential Zones and **Section 7.2.C** – signage to broaden the definitions for “Agriculture” and “Farms” and confirm the intent of the regulations to be permissive for agricultural uses; to establish as-of-right signs for farms and farm stands. *Commission Initiated. Public hearing scheduled for January 4, 2011. For review/editing of proposed language.*

Chairman Mucchetti explained this Agenda Item gives the Commission an opportunity to go over the language before the Public Hearing which is scheduled for 01/04/11.

After clarifying the usage of the word “signage” in the Agenda Item and establishing that the discussion will involve the definition of agriculture and farming, Mr. Walsh recused himself.

Ms. Brosius brought to the Commission's attention her amended wording for definitions of Agriculture, Farming and Farm which she states has now come directly from the State Statute 1-1(g). She also noted that under "farming activities" the Commission should consider parking for 10 vehicles versus 5 vehicles.

Mr. Katz agreed with amending the regulation to 10 vehicles. He stated that most likely 2 vehicles on the site will be the farm owner's – a personal vehicle and a farm truck so 5 vehicles is too restrictive. The Commission concurred.

On behalf of Dr. Autuori, Chairman Mucchetti questioned the regulation stating that the farm stand be 250 sf or less. She stated that Dr. Autuori felt this was too restrictive and that regulating farms stands over 500 sf would be better. Mr. Katz agreed with Dr. Autuori, especially if there was some sort of refrigeration on site. The Commission consensus was that any bigger than 250 sf might be too commercial and not a small town farm stand and due to the fact that there are no setback requirements, this should come before the Commission through a Special Permit.

Chairman Mucchetti brought up the word "temporary" when describing the farm stand. She felt that the farm stand could be permanent if the applicant wished. There was no objection from the Commission to eliminate the word "temporary."

Dr. Gelfman's concern was the oversight of Inland Wetlands with some of these activities i.e. raising ducks on a pond. The consensus was that if the activity was disturbing the wetlands, the Board had the right to intervene and regulate.

Mr. Katz asked if under the State Statute 1-1(g) a person could produce food including fish in a bathtub, in a barn on private land. The consensus was that the Statute is unclear on this point and if an application came before the Commission regarding this topic, it would be dealt with then.

To recap, the modifications to the proposed amendment to the Zoning Regulations are as follows:

1. Under Section 2.2:
Farm Stand – Removing the word "temporary" and replacing with "A structure for the temporary, seasonal display ...".
2. Under Section 3.2
 - Under #2, the word "farm" is removed. It is repetitive.
 - Under #2, the size of a farm stand will remain at 250 sf.
 - Under 2a) & 2b) the wording "temporary" is removed.
 - Under #14, the required parking will remain at 10 vehicles.

Ms. Brosius, Planner will file these amendments with the Town Clerk.

NEW ITEMS

There were no new items.

COMMISSION WALKS

There were no Commission walks to schedule.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

1. Chairman Mucchetti noted the letter from Mr. Michael Eppoliti, President Eppoliti Realty Corporation and Owner of the property that Bone Jour is leasing. This letter clarifies that at the present time Mr. Eppoliti is not considering redeveloping the property and Bone Jour has been offered a longer term lease which they declined. No action is necessary from the Commission.

MINUTES

For Approval:

December 7, 2010 (mailed 12/9/2010)

Mr. Katz motioned, Mr. Chipouras seconded to approve the Minutes of December 7, 2010. Motion carried 6-0-1. Mr. Mische was not at the 12/7/10 Meeting.

For Distribution:

There were no Minutes to distribute.

PUBLIC HEARINGS

January 4, 2011

- **#2010-112-A:** Amendment to **Sec. 2.2, Sec. 3.2 & Sec. 7.2.C. #12**, Commission initiated.

January 11, 2011

- **#2010-113-SP:** Special Permit **133 Spring Valley Road**, Edelman.
- **#2010-116-SP:** Special Permit **48 Olmstead Lane**, Sallaberry.

Hearing no further discussion, the Chairman adjourned the meeting at 8:10 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

AQUIFER PROTECTION AGENCY
Recording of Votes

DATE: December 14, 2010

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

Absent: Michael Autuori

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

There was a *Planning and Zoning Public Hearing held prior to the Inland Wetland meeting.*

At 8:11 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

September 14, 2010 (mailed 12/9/2010)

Mr. Fossi motioned, Mr. Mische seconded to accept the Meeting Minutes of September 14, 2010. Motion carried 7-0.

PUBLIC HEARINGS

There were no Public Hearings to schedule.

Hearing no further discussion, the Chairman adjourned the meeting at 8:12 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary