

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

January 8, 2008

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

Also Present: Betty Brosius, Inland Wetlands Agent
Linda Caponetti, Recording Secretary

Planning and Zoning Commission public hearings were held prior to the meeting.

At 10:55 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2007-130-SP-VDC-SR:** Summary Ruling application to conduct regulated activities within the upland review area in conjunction with the Special Permit application for reconstruction and upgrade of existing auto body shop (Georgetown Autobody) on property located at **27R Catoonah Street** in the CBD zone. Owner: Ashley Holdings, LLC. Appl.: Patrick Venus. Auth. Agent: Douglas MacMillan. *65-day action period ends 2/7/2008. Received 12/4/2007, walk scheduled for 12/16/2007-canceled. Tabled 1/2/2008. Request for postponement of action to 2/5/2008.*

Dr. Autuori motioned, seconded by Mr. Katz, to postpone action on the application until 2/5/08, as requested by the applicant.

NEW ITEMS

There were no new items.

BOARD WALKS

There were no walks to be scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

Mrs. Willis motioned, seconded by Dr. Autuori, to approve the minutes of December 18, 2007. The motion passed, 9-0.

Hearing no further discussion, the Chairman adjourned the meeting at 10:57 p.m.

Respectfully submitted,

Linda Caponetti
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

January 8, 2008

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

Also Present: Betty Brosius, Director of Planning
Linda Caponetti, Recording Secretary

Planning and Zoning Commission public hearings were held prior to the meeting.

At 10:58 p.m., Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2007-130-SP-VDC-SR:** Special Permit under Section 9.2 and Village District Application under Section 8.3 for reconstruction and upgrade of existing auto body shop (Georgetown Autobody) on property located at **27R Catoonah Street** in the CBD zone. Owner: Ashley Holdings, LLC. Appl.: Patrick Venus. Auth. Agent: Douglas MacMillan. *Received 12/4/2007. Public hearing commenced 1/2/2008. 35 days to close public hearing ends 2/6/2008. Request to postpone public hearing continuation to 2/5/2008.*

Dr. Autuori motioned, seconded by Mrs. Willis, to postpone the continuation of the public hearing until 2/5/08, as requested by the applicant. The motion passed, 9-0.

2. **#2007-138-A:** Proposed amendment to the Ridgefield Zoning Regulations, Sections 2.2 (Definitions) and 5.1.C, 5.2.C, 5.3.C, 5.4.C, (Central Business District and Business B-1, B-2 and B-3) to permit the operation of Farmers' Markets by site plan approval in any of these business zones. *Public hearing commenced 1/2/2008 and continued to 1/8/2008. Commission initiated. For action.*

Chairman Mucchetti noted that the public hearing had been closed and asked if there was any need for further discussion from the Commission or the public. There was no further comment.

Dr. Autuori motioned, seconded by Mr. Chipouras, to adopt the proposed regulation as proposed and discussed at the public hearing, (with reasons noted in the proposed document of record). The motion passed, 9-0.

3. **#2007-042-REZ-A:** Pursuant to Sec.8-30g(h) of the Connecticut General Statutes (Affordable Housing Land Use Appeals Procedure), (1) Application for modification to Commission-approved amendment to the zoning regulations for a Housing Opportunity Development (HOD) overlay zone, (2) amendment to the zoning map to show HOD overlay zone and (3) modification of conceptual site plan, to permit residential development on 153± acres of land located at **616 Bennett's Farm Road** in the CDD zone. Owner: Eureka V, LLC. Appl./Auth. Agent: Matthew Ranelli, Esq. *Received 12/11/2007. 65- day action period to hold public hearing and make a decision ends 2/14/2008.*

Chairman Mucchetti noted that the public hearing was continued to 1/22/08, and the item was tabled.

NEW ITEMS

4. **#2008-001-SP:** Special Permit under Section 9.2 required by Section 3.4.D.3 of the Ridgefield Zoning Regulations to permit the placement of a garage in the front yard on property located at **313 Barrack Hill Road** in the RAA zone. Owners: Richard C. Miles and Francis D. Cakavell. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-days to commence public hearing ends 3/13/2008. For receipt, schedule walk and public hearing.*

Chairman Mucchetti suggested a public hearing date for 2/19/08, and a site walk for 1/13/08 for this new item.

Mr. Katz motioned, seconded by Dr. Autuori, to receive the application, and to set a public hearing and site walk as suggested by the Chairman. The motion passed, 9-0.

5. **#2008-002-REV(VDC):** Revision to VDC review to allow stone entry steps on building located at **23 Catoonah Street** in the CBD zone. Owner: Tish Vredenburgh. Appl./Auth.: Donnelly, McNamara and Gustafson, P.C. *For receipt/Auth. Agent requests table to January 15, 2008.*

Chairman Mucchetti asked the Planner to explain the reason for the resubmission of this application for revision to the Village District approval. (The Commission had previously denied an identical application on 12/18/07.)

Planner Brosius explained that the VDC was split on the issue of whether or not the steps needed to be replaced. The applicant, having been unable to attend the meeting of 12/18/07, was resubmitting the application. The Planner reported that the applicant wishes to make a presentation with the architect and several members of the VDC present, and suggested that the Commission hear this application again.

Mr. Walsh objected to the acceptance of the application, and said that the Commission's previous decision should stand.

The Planner offered a short explanation, saying that Mr. John Kinnear of the VDC confirmed that their position is unchanged from that previously recorded in their minutes. Specifically, they will allow the steps to remain with certain modifications of the design. The Planner noted especially that the applicant was not present for the discussion in December when the decision to deny the previous application was made. The property owner's attorney has requested a new opportunity to present reasons for the request for revision to the permit. The Planner suggested that hearing the application again would give the Commission a chance to hear from the applicant.

Mr. Katz motioned, seconded by Dr. Autuori, to receive the application and to schedule the item for discussion on 1/15/08, as requested by the applicant. The motion passed, 9-0.

6. Chairman Mucchetti introduced an item to the agenda, stating the need to schedule interviews and select a consultant for the Ridgefield Center Study.

The Chairman suggested scheduling interviews for 7 p.m. on 1/15/08 and 1/22/08. She hoped that a decision could be reached in the month of January to select the consultant, so that work could begin on the study. The Commissioners agreed by consensus, although some may not be able to arrive by 7 p.m. on the scheduled dates.

COMMISSION WALKS

The Commission scheduled a site walk for 1/13/08 for the following item, as noted above:

- **#2008-001-SP: Special Permit 313 Barrack Hill Road; Miles/Cakavell**

The following walk had been previously scheduled for the same date:

- **#2007-143-SP: Special Permit 39 Catoonah Street, Zemo**

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

Mr. Katz motioned, seconded by Mrs. Willis, to approve the minutes of December 18, 2007. The motion passed, 9-0.

Hearing no further discussion, the Chairman adjourned the meeting at 11:02 p.m.

Respectfully submitted,

Linda Caponetti
Recording Secretary