

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

March 9, 2010

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

Absent: Peter Chipouras
Patrick Walsh, Vice Chairman

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

A Planning and Zoning Commission public hearing was held prior to the meeting.

At 7:51 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

BOARD WALKS

The Commission previously scheduled site walks for **March 21, 2010** for the following:

- **#2010-020-PR:** Plenary Ruling **Second and Third Lanes**, Wayne E. Wood and The Estate of Charles F. Dean, Jr.
- **#2010-021-SR:** Summary Ruling **39 Boulder Hill Road**, Desmarais

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti pointed out the following correspondence:

- Memo from the Agent and letter from AMD Homes, re **20 Peaceable Street**

MINUTES

Mr. Katz motioned, seconded by Mr. Fossi, to approve the minutes of February 17, 2010. Chairman Muchetti offered comment regarding the need to reduce the length of the minutes, and provided an edited version. The Commission agreed unanimously to accept the shortened minutes, and the motion to approve passed, 4-0-3, with Autuori, Gelfman and Mische abstained because they had not attended the meeting on 2/17.

Mr. McChesney asked about progress toward resolution of the erosion and sedimentation control issues at the **Wilton Road East** site where there was a large wetlands crossing approved by the Board. The Agent reported that the Board's consultant had been on the site, but as of Monday there was still too much snow cover to allow proper evaluation of the conditions. It is hoped that progress can be made later in the week.

Hearing no further discussion, the Chairman adjourned the meeting at 7:53 p.m.

Respectfully submitted,

Linda Caponetti
Recording Secretary

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MINUTES
PLANNING AND ZONING COMMISSION MEETING

March 9, 2010

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

Absent: Peter Chipouras
Patrick Walsh, Vice Chairman

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

A public hearing was held prior to the meeting.

At 7:54 p.m., Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2010-006-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to conduct a major home occupation on property located at **196 North Salem Road** in the RAA zone. Owner: Inga Engstrom. Appl.: J S Dental Manufacturing, Inc. *Received 2/2/2010. Walked 2/21/2010. 65-day action period ends 5/13/2010. For action.*

Mr. McChesney recused himself from the discussion.

Chairman Mucchetti noted that the public hearing had been closed and asked for discussion of the application.

Dr. Autuori motioned, seconded by Mr. Katz, to approve the application as presented, with conditions discussed in the hearing and raised in the staff report. Mr. Mische expressed concern that the approval is specific to the existing use, and not passed along to a new owner who might operate the business in a different manner.

Mr. Fossi pointed out that the application appears to be in compliance with Sec. 9.2.A.5, the standards and criteria for approving a Special Permit (e.g., that it is in harmony with the surrounding neighborhood, and appropriate for the location).

Chairman Mucchetti pointed out that the resolution of approval should be a draft that comes back to the table for final vote at the next meeting on 3/23/10.

The motion to draft a resolution of approval passed by a vote of 6-0-1, with Mr. McChesney recused.

Dr. Autuori confirmed that the applicants would be permitted to continue operating the business before the final approval.

NEW ITEMS

2. **#2010-024-VDC:** Village District Application under Section 8.3 of the zoning regulations for signage on building located at **378 Main Street, Bissell House** in the CBD zone. Owner: 378 Main Ridgefield LLC. Appl./Auth. Agent: EJR Hospitality, Inc. *35 days to receive Village District report ends 4/13/2010. For receipt/discussion/action.*

Chairman Mucchetti pointed out the minutes of the Village District Consultant, who recommends approval of the sign “as presented.”

Mr. Katz motioned, seconded by Dr. Autuori, to approve the application for a sign, as recommended by the VDC. The motion passed, 7-0.

3. **#2010-025-PRE:** Pre-application concept to amend **Section 3.3.D** of the Ridgefield Zoning Regulations to remove the public sewer requirement for accessory dwellings on lots of less than one acre. Appl.: Robert R. Jewell, Esq. *For discussion.*

Chairman Mucchetti announced that Attorney Jewell requested that the item be tabled for a few weeks, until such time that he is scheduled to appear in front of the Commission on other items. The item was tabled and there was no discussion.

4. **#2010-026-VDC:** Village District Application under Section 8.3 of the zoning regulations for signage and awning modification on building located at **449 Main Street** in the CBD zone. Owner: Addressi Center II, LLC. Appl./Auth. Agent: Paul Krause Architects, Michael G. Tierney, Architect. *35 days to receive Village District report ends 4/13/2010. For receipt/discussion/action.*

Chairman Mucchetti noted that there was no report yet from the Village District Consultant, and the item was tabled.

COMMISSION WALKS

The Commission previously scheduled a site walk for **March 21, 2010** for the following:

- **#2010-023-REV(S):** Revision **Peaceable Street** (Ward Acres Farm Subdivision), McNamara/ Sturges

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti pointed out the following correspondence:

- Comments received from the Affordable Housing Committee, the Commission for the Disabled, and the Historical Society, re the update to the POCD
- Article from the Redding Pilot, re a proposed sustainable building and design center at 137 Ethan Allen Highway
- Memo from the Planner and attached information re **Proposed Amendments to the Floodplain Regulations**, to meet with federal requirements for the National Flood Insurance Program (NFIP).

The Planner asked that this be added to the agenda for brief discussion, pointing out that she has suggested approval to forward the amendments to the CTDEP NFIP Coordinator in Hartford, and she suggests scheduling a public hearing on the amendments for April 20, 2010. The Chairman read the Planner's comment in the memorandum and the Commission agreed unanimously to set up the hearing.

Mr. Mische motioned, seconded by Mr. Fossi, to authorize the Planner to forward the amendments to the CTDEP, and to schedule the hearing as suggested. The motion passed, 7-0.

MINUTES

Mr. Katz motioned, seconded by Mr. Fossi, to approve the minutes of February 17, 2010. Chairman Mucchetti offered comment regarding the need to reduce the length of the minutes, and provided an edited version.

The Commission agreed unanimously to accept the shortened minutes, and the motion to approve passed, 4-0-3, with Autuori, Gelfman and Mische abstained because they had not attended the meeting on 2/17.

Added to agenda:

Mr. Katz asked for discussion on the comments received at the public information meeting for the update to the Plan of Conservation and Development, and the Commission agreed unanimously. Mr. Katz questioned the Planner about how the comments would be summarized and discussed, and perhaps incorporated (or not) into the Draft Plan.

The Planner said that the consultant, Ms. Samokar, was preparing a working table of information from which the Commission could prepare for a work session scheduled for March 30, 2010. The table would be ready at least a week prior to the work session, she said.

The Chairman noted how well attended the meeting was and said she made an effort to speak with everyone who wanted a place in the new POCD. She explained that their comments would be woven into the new document, even as space did not allow for a chapter or a page devoted to their specific area or agenda.

Mr. Katz mentioned specifically the Dave Goldenberg input (Affordable Housing Committee) and how difficult it might be to digest and incorporate without getting too detailed in the Plan. The Chairman said that she and the Planner met with Mr. Goldenberg and another member of the Affordable Housing Committee several months ago and thought they had reached agreement as to the level of inclusion of his commission in the POCD.

Dr. Autuori asked how he could be brought current on the issues and the Chairman referred him to the minutes from the meeting, prepared by the Planner.

The Planner reported that Magdalena Finch of the Economic Development Committee commented on how the report showed that the Commission had listened to the comments from the community and that it was truly a community process.

Mr. McChesney complimented Ms. Samokar's work and presentation. Mr. Katz was equally impressed. Many concurred. The Chairman said, "She came across as well informed, comprehensive and knowledgeable..." The Planner said that she had passed compliments on to Glenn Chalder, Ms. Samokar's boss. It was agreed by all that the consultant's presentation was professional, comprehensive, and well received by the public. Many remarked about the difference between this process (where there has been significant input from boards, commissions and the public) and the 1999 Plan update, where there were few public meetings and very little public input.

On being asked by the Press what the biggest difference between the new POCD and the previous one would be, the Chairman said that it was more about the process than the content. This document was truly representative of the public's input, making it a better document, she said.

Mr. McChesney agreed that there was a big difference between this POCD and the last. This document truly "reflects the mood and the desire of the town," he said.

Hearing no further discussion, the Chairman adjourned the meeting at 8:07 p.m.

Respectfully submitted,

Linda Caponetti
Recording Secretary