

APPROVED / REVISED MINUTES
INLAND WETLANDS BOARD

March 14, 2006

Present: Michael Autuori
Joseph Fossi
Nelson Gelfman
John Katz, Vice Chairman
James McChesney
Rebecca Mucchetti, Chairman
Patrick Walsh
Lillian Willis

Absent: Walter Slavin

Also present: Betty Brosius, Inland Wetlands Agent

A public hearing was held prior to the meeting.

At 10:00 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2005-153-SR:** Summary Ruling Application for disturbance in wetlands and upland review area in conjunction with construction of accessway and bridge spanning wetlands. Property located on **Dogwood Drive, Lot 33** in the RAA zone. Owner/App.: Thomas Dwyer, individually and as trustee. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 11/9/05. Walked 11/20/05. Extension granted to commence hearing, hearing commenced 1/24/06, continued 2/21/06, continued 3/14/06 with granted extension. 35-day action period ends 4/18/06 For action.*

The Chairman opened the discussion, noting that the public hearing was closed on 3/14/06. Mr. McChesney made a motion to table discussion, seconded by Dr. Autuori. The motion was passed 6-1-1. Mr. Katz opposed and Mr. Walsh was not in the room.

2. **#2005-154-SR:** Summary Ruling Application for drainage improvements to control erosion on property located at **214 Wilton Road West**. Owner: Cesca

Construction Inc. Appl.: L. Thomas Cesca. *Received 11/9/05. 65- day action period ends 1/13/06. Walked 11/20/05. Tabled 11/22/05 and 12/13/05. 65-day extension granted 1/4/06. Walked 3/12/06. Extension action period ends 3/18/06. For action.*

The Agent read two letters into the record, one from Conservation Commission Vice Chairman, George Orlan, dated March 2006 and the other from Pete Hill, Highway Department, dated 3/14/06.

Dr. Autuori made a motion to approve with conditions, seconded by Mr. Katz. The conditions being hand dig a channel and include one or two check dams. The channel should follow the course that was outlined on the plan map and end just below the large boulder between the 3rd and 4th check dam. A planting plan would be appropriate.

Dr. Gelfman said the applicant should provide the Inland Wetland Office with a map that shows the length of trench and the planting plan to be approved by the Inland Wetland office and to be inspected by the Wetlands Inspector.

Mr. Walsh requested the applicant to supply a new map without delay, showing the plantings, prior to approval.

Mr. Fossi added that the applicant must notify the Planning and Zoning Office before they intend to start this process.

The Agent noted how difficult it has been in the past to get maps from the applicant and pointed out that a final decision must be made tonight because the wetland application has expired. It has been 65 days. Mrs. Brosius suggested taking a map and marking it up so the applicant knows what is needed.

Chairman Mucchetti said if Mr. Cesca wants a permit to do the work he needs to provide an accurate map and a planting plan before commencement of work and getting a permit. The motion was passed 8-0.

3. **#2006-011-SR:** Summary Ruling application for regulated activity in the upland review area to construct a two-story addition to an existing single-family residence located at **15 Canterbury Lane** in the RAAA zone. Owner/App.: James and Melanie Howley. *65-day action period ends 4/27/06. Received 2/21/06. Walked 3/12/06. For action.*

The Agent provided a memo with suggested conditions for approval, and she has no reservation about this being a final approval.

Dr. Autuori made a motion to approve, seconded by Mr. Fossi. The motion was passed 8-0.

NEW ITEMS

4. **#2006-021-SR:** Summary Ruling Application for construction of two-bedroom residence on steep slopes adjacent to Fox Hill Lake, at the intersection of **Waters Edge Way and Rita Road** in the RA zone. Owner/Apl.: Patrick Costigan. *65-day action period ends 5/18/06. For receipt and schedule walk.*

Mr. Katz motioned, seconded by Dr. Autuori, to acknowledge receipt of the application and to schedule a walk on 4/2/06 and public hearing on 5/2/06. The motion passed 8-0.

BOARD WALKS

As noted above, a walk was scheduled for **Waters Edge Way and Rita Road**, Costigan

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

- A letter from Wetland & Conservation Officer, Aimee Pardee letting the Board know she attended a Goose Management Seminar.

MINUTES

There were no minutes for approval.

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

Respectfully submitted,

Jeanne Wolnick
Recording Secretary

APPROVED / REVISED MINUTES
PLANNING AND ZONING COMMISSION

March 14, 2006

Present: Michael Autuori
Joseph Fossi
Nelson Gelfman
John Katz, Vice Chairman
James McChesney
Rebecca Mucchetti, Chairman
Patrick Walsh
Lillian Willis

Absent: Walter Slavin

Also present: Betty Brosius, Director of Planning

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

PENDING ITEMS

1. **#2006-015-A:** Proposed Amendment to Section 334.0.C.2 Exterior Lighting Standards of the Ridgefield Zoning Regulations. Applicant: Ridgefield Professional Office Complex, LLC. Auth. Agent: Robert R. Jewell, Esq. *65 days to commence public hearing ends 5/4/06. Received 2/28/06. Public hearing scheduled for 5/2/06. Discuss public hearing date.*

Mr. Jewell has requested an earlier public hearing date because this application is for the underground wiring which is the first stage of the lighting plan.

Mr. Katz made a motion to change the public hearing to 4/11/06, seconded by Dr. Autuori. The motion passed 8-0.

2. **#2006-018-REV:** request for revision to Special Permit to allow taller and fewer lighting fixtures on premises located at **901 Ethan Allen Highway** in the CMDD zone. Owner/App.: Ridgefield Professional Office Complex, LLC. Auth. Agent: Donnelly, McNamara & Gustafson, P.C. *Received 3/7/06, public hearing scheduled for 5/2/06. Discuss public hearing date.*

Mr. McChesney made a motion to change the public hearing to 4/11/06, seconded by John Katz. The motion passed 8-0.

NEW ITEMS

3. **#2006-020-REV:** Revision to Special Permit under Section 312.0 as required by Section 411.0 of the Ridgefield Zoning Regulations to modify the façade of three buildings known as Cops Hill Center located at **113 Danbury Road** in the B-1 zone. Owner: Cops Hill Center Association. Appl./Auth. Agent: Robert L. Tobin, AIA. *65-day action period ends 5/18/06. For receipt and schedule walk if necessary.*

Chairman Mucchetti asked the Commission to acknowledge receipt of this item tonight, for discussion on 3/21/06. Anyone who wants to walk the property can do it independently.

4. **#2006-022-REV:** Revision to Special Permit to allow change in parking layout for **St. Elizabeth Seton Church, 520 Ridgebury Road** located in the RAAA zone. Owner: St. Elizabeth Seton Church. Appl./Auth. Agent: Timothy W. Clark. *65-day action period ends 5/18/06. For receipt, request for authorization to handle administratively.*

The Planner reported there are no wetland issues and the changes are minor. Five new parking spaces would be created.

Mr. Katz made a motion to approve, seconded by Dr. Autuori. The motion was passed, 8-0.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release/reduction.

COMMISSION WALKS

As noted above.

CORRESPONDENCE

A new Section 7 of the P & Z Regulation work book was distributed to replace the version previously distributed. Section 8 was also distributed.

MINUTES

For Approval: 2/28/06

Chairman Mucchetti noted that Joe Fossi's name needs to replace Mr. Coyle's, and several minor typographical errors. John Katz moved to approve the minutes, seconded by Mr. McChesney. The vote was 8-0.

Hearing no further discussion, Chairman Mucchetti adjourned the meeting at 10:18 p.m.

Respectfully submitted,

Jeanne Wolnick
Recording Secretary

APPROVED / REVISED MINUTES
AQUIFER PROTECTION AGENCY

March 14, 2006

Present: Michael Autuori
Joe Fossi
Nelson Gelfman
John Katz, Vice Chairman
James McChesney
Rebecca Mucchetti, Chairman
Patrick Walsh
Lillian Willis

Absent: Walter Slavin

Also present: Betty Brosius, Director of Planning

Chairman Mucchetti called the meeting to order at 10:18 p.m.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

MINUTES

There were no minutes to approve.

Hearing no further discussion Chairman Mucchetti adjourned the meeting at 10:20 p.m.

Respectfully submitted,

Jeanne Wolnick
Recording Secretary
