

APPROVED / REVISED
MINUTES OF THE SPECIAL MEETING
INLAND WETLANDS BOARD

April 25, 2006

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

Also Present: Betty Brosius, Inland Wetlands Agent
Richard Baldelli, Zoning Enforcement Officer

At 7:30 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2006-036-SR:** Summary Ruling application for disturbance of wetlands and upland review area for grading and filling in conjunction with re-development of an existing single-family residence. Property located at **79 Bayberry Hill Road** in the RAA zone. Owner/Appl.: Andrea Bagg. Auth. Agent: John F. McCoy, VII, P.E. *65-day action period or to schedule public hearing ends 6/15/06. Received 4/11/06, walked 4/23/06. Determine significance/schedule public hearing if necessary.*

The Chairman referenced the site walk held on 4/23/06, and the interest of neighbors in the application; the next-door neighbor attended the site walk. The Board needs to determine if the proposed impact of the activities is significant, and if a public hearing is warranted.

Mr. Walsh asks about the interest from the neighbors. The Agent explained the neighbor from the east of the site as well as the new neighbor to the west have expressed an interest in the development of the lot, because of the wetlands crossing through the middle of the site. The septic system for the proposed new house would be close to the neighbor's property on the east; the septic system location is limited by the wetlands. There are concerns about water passing through the lot and how it will affect the driveway and the neighbors. The shared driveway is on the neighbor's property, and the wetlands and drainage pass under the driveway.

Mr. Katz says that ordinarily this would not need a hearing, but there is no other forum for the neighbors to ask questions or to provide comment. He makes a motion to hold a hearing. The Chairman confirms that Mr. Katz is not suggesting that the matter be raised to a Plenary Ruling, but that the hearing is to accommodate the public interest.

Dr. Gelfman notes that the neighbor was told he could not comment on the application on the site walk, and the hearing would allow him to speak.

The Chairman suggests June 6th for the hearing. The motion to hold the hearing is seconded by Mr. Slavin. The motion passes by a vote of 9-0.

2. **#2006-030-PRD-PR:** Plenary Ruling application for regulated activities in wetlands and upland review areas in conjunction with subdivision application for a 32-lot planned residential development on 151.562 acres of land located on **Wilton Road East, Whipstick Road and Spectacle Lane** in the RAA zone. Owner/Appl.: Downingtown Manufacturing Company. Auth. Agent: J. Casey Healy, Esq. *Received 3/28/06. Re-schedule walk.*

The Chairman asks for a new date to be scheduled for the site walk on this application, because the walk on 4/23/06 was canceled during a heavy rainstorm. She suggests Sunday, 4/30/06 as a new date for the walk.

Mr. Katz motioned to schedule the walk for 4/30/06, seconded by Mr. Walsh. The motion passes, 9-0.

The Agent informed the Board that the Conservation Commission would be walking the site on Friday, 4/28/06, if anyone is unable to attend the Sunday walk.

NEW ITEMS

There were no new items.

BOARD WALKS

The walk for **#2006-030-PRD-PR: Wilton Road East, Whipstick Road and Spectacle Lane**, Downingtown Manufacturing Company, was re-scheduled for Sunday, 4/30/06.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release.

CORRESPONDENCE

There was no correspondence.

MINUTES

There were no minutes for approval.

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

Respectfully submitted,
Betty Brosius
Inland Wetlands Agent

APPROVED / REVISED
MINUTES OF THE SPECIAL MEETING
PLANNING AND ZONING COMMISSION

April 25, 2006

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

Also Present: Betty Brosius, Director of Planning
Richard Baldelli, Zoning Enforcement Officer (through the work session)

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

PENDING ITEMS

1. Workshop Session, Zoning Regulations update with Glenn Chalder, Planimetrics

Consultant Glenn Chalder of Planimetrics, LLC was present to discuss Section 9 (Administrative Procedures) for the project to update the zoning regulations.

The discussion included procedures for the submission of applications for zoning permit, special permit, site plan application, zoning amendment, and zone change petition. Establishing requirements for notification to neighbors has been introduced as a new concept.

The Commission also discussed the Concept Review procedure permitted under Public Act 03-184 of the Connecticut General Statutes. This is a kind of “pre-application” procedure that would allow a prospective applicant to appear before the Commission for a short concept plan review, prior to spending time, money and effort on the preparation of detailed plans. The Commission was receptive to this idea, but does not want to give up the existing, formal pre-application review process with staff. That review solicits input from other town agents such as the highway department, engineering, conservation, health, police and water pollution control authority.

The section pertaining to the Zoning Board of Appeals was discussed briefly, and the Commission will discuss it in more detail pending the review by ZBA Administrator Marjorie Tippet.

Mr. Chalder reviewed the proposed schedule for continued review of additional updated sections, and he proposed scheduling an informal session with the public (not a “hearing” at this time), to solicit input on the first draft. The end of June might be a good time to schedule that meeting.

The May session will focus on the Definitions section, the ZBA section, and possibly the “Other Residential” uses.

2. **#2006-014-SP:** Special Permit application for development feasibility plan for Tiger Hollow located at **700 North Salem Road** in the RAA zone. Owner/Appl.: Town of Ridgefield. Auth. Agent: Robert R. Jewell, Esq. *Received 2/21/06. Walked 4/2/06. Public hearing commenced and closed 4/18/06. Draft Resolution of Approval requested 4/18/06. 65-day action period ends 6/22/06. For action.*

The Chairman noted a draft resolution of approval for the special permit, prepared by the Planner. Mr. Katz motioned to approve the draft, seconded by Dr. Autuori. The Planner pointed out a small change suggested by Mrs. Willis, regarding the need for drainage details.

The motion to approve the resolution passed, 9-0.

3. **#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. *Received 2/28/06. Public hearing commenced 4/11/06, continued and closed 4/18/06. 65-day action period ends 6/22/06. For discussion of revisions to draft Resolution of Approval/ action.*

The Chairman referenced the draft amendment, prepared by the Planner, incorporating revisions suggested at the 4/18/06 meeting.

The Planner reviewed the changes, including limiting the number of fixtures on each pole to two, changing “other commercial areas” to “business and corporate zones,” and adding “institutional uses and other non-residential zones,” to include the regulations of lighting for facilities like churches and schools. There is also a 24-foot height limit for poles, and the requirements listed in 2.d(4) and (5) have been combined to eliminate redundancy.

Mr. Katz corrected language pertaining the measurement of the height of the fixture and pole.

The Chairman also noted a proposed new definition for “vehicular area.” The Planner explained that the Commission adopted the original regulation, including the 14-foot pole limit as part of “landscaping standards” in 1983, but identified the regulated area as “parking.” In late 1983, the Commission made one additional small amendment, to change “parking area” to “vehicular area.” Although the Planner’s dictionaries contain no definition for “vehicular area,” the parking area definition from these dictionaries

has been proposed, and the terms are essentially synonymous. The separate Sec. 334.0 for lighting standards was created in 1998.

Mr. Katz motioned to approve the proposed regulation changes as amended. The motion was seconded by Dr. Autuori.

In discussion, Mr. Walsh referenced 2.b, and the restriction of two fixtures per pole. He asked if it is wise to make that limitation, when the regulation really gives the Commission the discretion it needs to control the number of fixtures on the lights. The limitation boxes the Commission into only approving two-fixture lights. The Planner points out that a large site in the corporate zone is an example of where more than two fixtures per pole would be appropriate. A change from the regulation would require a variance.

It was the consensus of the Commission to remove this restriction in 2.b.

The Chairman asked if the hours of lighting could be regulated in this section. Lights at the middle on East Ridge, for example, are on constantly. It was agreed that the special permit conditions could address this issue, and the limitation did not need to be in the regulation.

The Chairman called for a vote. The motion to adopt the amendment with the revisions passed by a vote of 8-1. Mrs. Willis was opposed.

4. **#2006-030-PRD-PR:** subdivision application for 32-lot planned residential development on 151.562 acres of land located on **Wilton Road East, Whipstick Road and Spectacle Lane** in the RAA zone. Owner/App.: Downingtown Manufacturing Company. Auth. Agent: J. Casey Healy, Esq. *Received 3/28/06. Re-schedule walk.*

Mr. Katz motioned to re-schedule the walk for 4/30/06, seconded by Dr. Autuori. The motion passed, 9-0.

NEW ITEMS

There were no new items.

BOARD WALKS

The walk for **#2006-030-PRD-PR: Wilton Road East, Whipstick Road and Spectacle Lane**, Downingtown Manufacturing Company, was re-scheduled for Sunday, 4/30/06.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release.

CORRESPONDENCE

The Chairman pointed out the following correspondence:

- A memo from the Planner about 79 Bayberry Hill Road
- An e-mail from the Town's consultant re the Bryon Avenue application
- Two news articles
- An announcement about a Chamber of Commerce breakfast, public invited

MINUTES

There were no minutes for approval.

Hearing no further discussion, the Chairman adjourned the meeting at 9:40 p.m.

Respectfully submitted,

Betty Brosius
Director of Planning