

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD

May 16, 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

Public hearings were held prior to the meeting.

* Mr. Slavin was present until 10:10 p.m., for public hearings, but did not stay for the regular meeting.

At 11:15 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2006-010-SR-S:** Summary Ruling application in conjunction with 7-lot subdivision for property located on **Bryon Avenue** in the SD R-20 zone. Owner/Appl: Country Club Development, LLC. Auth. Agent: Donnelly, McNamara & Gustafson, P.C. *Received 2/14/06. Public hearing commenced April 4, 2006, continued 5/9/06, continued with extension granted to 5/16/06. Public Hearing closed 5/16/06. For action.*

Mr. Katz motioned, seconded by Dr. Autuori, to table the discussion on this item because of the late hour. The motion passed, 7-0-1. Mr. Fossi recused himself from the discussion, and Mr. Slavin was not present for the regular meeting (although he did attend the earlier public hearing.)

NEW ITEMS

2. **#2006-041-REF: Referral under Sections 22a-42b and 22a-42c of the Connecticut General Statutes,** to conduct regulated activities **within 500' of Ridgefield boundary, at Cannonball Drive, Danbury Ct** in conjunction with construction of 7 residential single-family homes. Referred by Environmental Impact Commission, Danbury CT. *For review/ comment.*

Mr. Katz motioned to table the item because of the late hour, but the Chairman stated that the item may be minor and other Commissioners might want to discuss it. There was no second to the motion to table.

Mr. McChesney pointed out that the proposed wetland activity was not close to the Ridgefield border, and no comment on the application would be necessary.

The Inland Wetlands Agent explained that the seven-lot subdivision is being proposed within the city limits of Danbury, but the property is within 500 feet of the border with Ridgefield, and was referred according to requirements in state statutes. The proposed wetlands activities are not immediately adjacent to the town boundary, and there should be no impact on Ridgefield properties.

Mr. McChesney repeats his opinion that no comment is necessary. The property is downhill from Ridgefield properties. There was some discussion to pinpoint the location of the property.

By consensus, the Board agreed that no comment was required. The Agent will send a letter to the Danbury EIC.

BOARD WALKS

The Chairman reminded the Board of the walk scheduled for the **48 Peaceable Hill Road Subdivision**, May 21, 2006.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

The Chairman asked the Board to make note of the report from LADA, LLC, for the Downingtown (Landegger) application, public hearing scheduled for May 23, 2006.

MINUTES

Mr. Katz motioned, seconded by Dr. Autuori, to approve the minutes of **May 2, 2006**. Mrs. Willis had some minor corrections. The motion to approve the minutes, with the corrections, passed by a vote of 8-0.

Hearing no further discussion, the Chairman adjourned the meeting at 11:20 p.m.

Respectfully submitted,

Betty Brosius
Inland Wetlands Agent

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION

May 16, 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

Public hearings were held prior to the meeting.

* Mr. Slavin was present until 10:10 p.m., for public hearings, but did not stay for the regular meeting.

At 11:21 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2006-010-SR-S:** 7-lot subdivision of land located on **Bryon Avenue** in the SD R-20 zone. Owner/Appl.: Country Club Development, LLC. Auth. Agent: Donnelly, McNamara and Gustafson. *Received 2/14/06. Walked 3/12/06. Public hearing commenced 4/4/06, continued 5/9/06, continued with extension granted to 5/16/06. 65-day action period ends 7/20/06. For action.*

Mr. Katz motioned, seconded by Dr. Autuori, to table the discussion on this item because of the late hour. The motion passed, 7-0-1. Mr. Fossi recused himself from the discussion, and Mr. Slavin was not present for the regular meeting (although he did attend the earlier public hearing.)

2. **#2006-031-SP:** Special Permit application under Sec. 312.0 as required by Sec.412.0.B.(5) of the Ridgefield Zoning Regulations to construct a 20-unit multi-family development on 5.16 acres of land located at **66 Grove Street** adjacent to existing commercial building in the B-2 zone. Owner/Appl.: 66 Grove Ridgefield, LLC. Auth. Agent: Donnelly, McNamara & Gustafson, P.C. *Received 4/4/06. Public hearing opened 5/16/06, and was continued to 6/13/06.*

Dr. Autuori motioned, seconded by Mr. McChesney, to table the item because the public hearing had been continued to June 13, 2006. The motion passed, 8-0.

NEW ITEMS

There were no new items.

COMMISSION WALKS

The Chairman reminded the Commission of the walk scheduled for the **48 Peaceable Hill Road Subdivision**, May 21, 2006.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence to discuss.

MINUTES

Mr. Katz motioned, seconded by Dr. Autuori, to approve the minutes of **May 2, 2006**. Mrs. Willis had some minor corrections. The motion to approve the minutes, with the corrections, passed by a vote of 8-0.

Hearing no further discussion, the Chairman adjourned the meeting at 11:25 p.m.

Respectfully submitted,

Betty Brosius
Director of Planning