

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

June 12, 2007

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

Absent: Michael Autuori

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

A public hearing was held prior to the meeting.

At 7:45 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2007-045-SP-SR:** Summary Ruling application for disturbance and activity in the upland review area in conjunction with Special Permit application for excavation, grading and filling to construct an alternate driveway off of Wilton Road East to serve existing residence at **140 Wilton Road West** located in the RAA zone. Owner: Louis H. Price, Jr. and Jo-Anne T. Price. Auth. Agent: Frank G. Fowler III, PE, LS. *Received 5/1/2007, walked 5/20/2007, public hearing commenced 6/5/2007 and continued and closed on 6/12/2007. 35-day action period ends 7/17/2007. For action.*

Mr. Katz motioned, seconded by Mr. Fossi, to request that the Agent draft a resolution of approval, requiring “jute mat” erosion control blankets on the steep slope. The motion passed, 7-0-1. Dr. Gelfman abstained. The draft will be prepared for action at the 6/19/07 meeting.

2. **#2007-049-SR:** Summary Ruling application for activities within upland review area for installation of a new 2-bedroom septic system on property located at **61 Peaceable Hill Road** in the RAAA zone. Owner: Elizabeth Ann Montanari. Appls.: Elizabeth Ann Montanari & Paul Montanari. Auth. Agent: John F. McCoy, P.E. *65-day action period ends 7/12/2007. Received 5/8/2007, walked 5/20/2007. Tabled 5/22/2007. Draft Resolution of Approval requested 6/5/2007. For action.*

Mr. McChesney motioned, seconded by Mr. Walsh, to approve the draft resolution prepared by the Agent. Chairman Mucchetti asked about adding a requirement for a minimum 4” caliper (diameter at breast height) trees in condition #5. The makers of the motion and second approved the change, and the motion passed, 7-0-1. Dr. Gelfman abstained.

3. **#2007-050-SR:** Summary Ruling application for disturbance in wetlands and upland review areas in conjunction with single family residential re-development on property located at **90 Spring Valley Road** in the RAAA zone. Owner/Appl.: Jeanne Timpanelli. Auth. Agent: John F. McCoy, P.E. *65-day action period ends 7/12/2007. Received 5/8/2007, walked 5/20/2007. Tabled 5/22/2007. Draft Resolution of Approval requested 6/5/2007. For action.*

Mr. McChesney motioned, seconded by Mr. Slavin, to approve the draft resolution that had been prepared by the Agent, with a minor correction noted by the Chairman. The motion passed, 8-0.

4. **#2007-059-PD:** Summary Ruling application to dredge pond on property located at **110 Armand Road** in The RAA zone. Owner: Michael G. and Dorothy L. Giersch. Appl./Auth. Agent: Nazzaro, Inc. *65-day action period ends 8/9/2007. Received 6/5/2007, walked 6/10/2007. For determination of significance/discussion/action.*

Mr. Katz said that he did not find the proposed work significant enough to raise the application to a Plenary Ruling.

Mr. Nazzaro described the proposed work. He said that the size and shape of the pond will remain with the existing contours, adding that the work is not as much construction of a new pond as it is a restoration process. When the Giersch’s purchased the property 22 yrs. ago, he reported, there weren’t any trees growing in the pond.

There is a knoll which will be left, and as many trees as possible. They will try to leave a cluster of trees as a duck habitat. Equipment will come in off Armand Rd., as approved by Pete Hill, with a temporary driveway permit. Material will be excavated from the pond, allowed to dry out for a week or so, and carted away. Mr. Nazzaro said his trucks will not leak any material onto the road, because he lines the tailgates with fresh fill and woodchips before each load. While the trucks can carry approximately 18 cu. yds., he loads his trucks to 12 cu. yds., so there is no potential for “slopaga” over the sides.

Ms Willis asked if the State listed any species of special concern. Mr. Nazzaro said there was not. There is no fish life, only frogs and salamanders.

The Agent read a letter from the Conservation Commission. They requested a public hearing, based on the fact that they that they feel the proposed activity “would completely change the function of this wooded wetland.” They do not believe that a

delineated pond previously existed on this site. They view this as a significant activity, and recommend an environmental assessment to evaluate the significance and the value of the pond formation.

Additional correspondence on the application came from ZEO Richard Baldelli, who cited zoning regulations 7.5.D., noting that a zoning permit or special permit may be required, depending on the amount of fill to be removed from the site, which has not been specified.

The Chairman said she did not recall ever having this issue come up with a pond dredging before, and asked the Agent if it was as a result of the new regulations.

The Agent said that it was, stating that it has been determined that a large amount of fill coming out of a site can have an impact. She cited the new regulations as follows: no permit is required for up to 499 cu. yds., a zoning permit for 500 to 1999 cu. yds., and a special permit for over 2000 cu. yds.

Mr. Katz asked Mr. Nazzaro how many yards did he anticipate. Mr. Nazzaro said it should be only about 600 yards.

Dr. Gelfman, having missed the site walk, asked the Board whether or not they felt this was an existing pond.

The Chairman described the area, as they saw it, but said that she is not an expert.

Mr. Katz said that it looked like a pond to him.

The Agent said that she had done some research and found the original subdivision maps. This site had been part of the Tremont subdivision, built in 1979. The area in question appears to be wetlands, and not a pond. She said that this is not definitive, however.

Mrs. Giersch, the property owner, said that when she purchased the land the area was water, but not deep, and it did not have saplings in it.

Mr. Nazzaro said that there must have been significant flow, because there are two culverts installed.

Mr. McChesney said that he suspected that this is a pond that was created when the roadway was put in. He felt that the area had been a wetland, but, when the road was built across it, it acted as a dam. This backed up the water and made it into a pond, and that's why they put the culverts in.

Mrs. Giersch said she would be happy to restore it to open water. She simply wants to get the trees out.

The Chairman asked the dimensions of the proposed pond.

Mr. Nazzaro said that it would be approx. 60' X 90', with the depth to vary. He suspects a ledge bottom, which will restrict the depth. He added that if you can dig down to 8', it will be a healthier pond.

The Chairman determined that the Board did not feel this application warranted a public hearing.

Ms. Willis wanted and received confirmation that they would leave the trees around the banks, and the banks would not be boulder lined.

The Agent supported the need for the trees to be left, especially since the pond may not be as deep as needed to keep the water cool. She was concerned about the extent of the work and activity in the area, and she thought that, absent a public hearing, the applicants should definitely let the neighbors know what will be taking place.

Mr. Katz said that there did not appear to be any public interest. Had there been, this would have been raised to a plenary ruling, he said.

Mr. Katz motioned, seconded by Mr. Slavin, to request the Agent to draft a resolution of approval for the application, with conditions. The motion passed, 7-0-1. Dr. Gelfman abstained. The draft will be prepared for action at the 6/19/07 meeting.

5. **#2007-060-PD:** Summary Ruling application to dredge and enlarge pond located at **8 Rippowam Road** in the RAAA zone. Owner: Country Club Development. Appl./Auth. Agent: Nazzaro, Inc. *65-day action period ends 8/9/2007. Received 6/5/2007, walked 6/10/2007. For determination of significance/discussion/action.*

Mr. Nazzaro said that the same method of dewatering would be used. He described the flow of the water and the plan for the dredging. He plans to have the contours of the existing pond define the limit of excavation. The new pond would be slightly smaller than shown on the plans, but follow the contours of the existing grade. There is an existing north/south stone wall, which will stay. This might present some challenges, he said The only change he wants to make is to bring an area of boulders in along one area of the perimeter of the pond, to soften the grade and for aesthetic reasons. A home is proposed to be built on the site, and the fill material can be used around it. Chairman Mucchetti asked if all the excavation material will stay on site. Mr. Nazzaro said, "That's correct. If it's surplus to the needs, it will be transported off site with the same method. You've got excellent access." The only remaining issue, Mr. Nazzaro said, is the positioning of the home.

The Chairman referred to another letter from the ZEO relating to the need for a permit depending on the amount of fill being removed. Mr. Nazzaro said he had about 900 cu. yds. on this job.

Ms. Willis asked if the State listed any species of special concern which would be affected by the project. Mr. Nazzaro said no, and that the only species he has seen are frogs and salamanders. Ms Willis feels this site plan is going to change the character of the land and the wetland function. There are fewer trees, she said, so the water will be hotter. Because of the nature of the land and the layout of the meadow, there probably will be an inclination to mow down to the water's edge, and possibly to fertilize, thereby increasing the likelihood of eutrophication and the need to aerate.

Mr. Nazzaro said the trees along the stone wall and along the road will remain. The only area that will be sparse is where the trees will be taken out of the center. Trees could be added along the shore, he said. The soil in this area is mostly porous, gravelly glacial till material; no bedrock. The depth needed could be achieved here, unlike at the Armand site, where ledge could make that impossible.

Ms. Willis asked Mr. Nazzaro if there will be plantings along the side. He said there would be. He said that the applicant's desire is to have a view of the pond from the residence. Ms. Willis asked if the applicant would be agreeable to having an unmowed buffer. Mr. Nazzaro said he thought he would be.

Dr. Gelfman asked if the pond was ground water or a stream. Mr. Nazzaro said it is mostly groundwater. Dr. Gelfman asked the dimensions of the pond. Mr. Nazzaro said it was about 90' x 170' at the longest point.

The Planner read a letter from the Conservation Commission stating that they feel that the proposed activity on this site will completely change the function of this wetland. They find this to be a significant activity, which should require a public hearing. They recommend an environmental assessment to determine the environmental significance and the value of the proposed pond formation.

The Chairman asked the Board if this warrants being raised to a plenary ruling.

Mr. Katz said it appears to be more significant than the Armand site, however, he did not feel he knew enough about the what's involved to ask the proper questions if it were raised to a plenary.

The Agent said that one of her concerns with this application is the amount of vegetation that is to be removed to build this pond. They are creating a pond where there is none, she said. Mr. Katz asked if Wetlands Inspector Aimee Pardee had reviewed it. She had, said Ms. Brosius, but she had not indicated whether or not she thought it should be raised to a plenary. The Agent said that there are not neighbors to be concerned about, just the environmental impact.

Ms. Willis wondered how much water is actually available there from just a groundwater source. She feared that they could possibly not have enough, and then they'll have ruined a functioning wetland and they'll have a pond that fills with algae. She asked Mr. Nazzaro how this can be determined.

Mr. Nazzaro said that this can be determined with monitoring pipes. Excavate down and put some stand pipe in and monitor the water's elevation throughout the dry months.

Ms Willis asked about evaporation.

Mr. Nazzaro said that there should not be much evaporation. There is not much wind flow through the property, he said. There is some sun, but evaporation should not be a cause for concern. The concern about the amount of water is a real concern, however, he said.

The Agent said that she said that she would like Kate Throckmorton to investigate the environmental implications of the proposed work. She is concerned about the amount of vegetation being removed.

Mr. McChesney said that it sounded like the Agent wanted to raise it to a plenary.

The Agent said that that would be one way to handle this. The other would be to have Kate Throckmorton come to a meeting to answer the Board's questions.

Mr. McChesney said that he would feel more comfortable having Ms. Throckmorton come to discuss this application at a meeting before taking any further action. He echoed Ms. Willis' concern about the amount of water on the site. He said that there is no sheet flow coming from the mountain, and no flow anywhere, just groundwater. If there were a dry season, he said, the whole thing could dry up and be worthless.

Mr. McChesney suggested delaying any further discussion until Ms. Throckmorton is able to come in and review the situation with the Board. At that time, the Board can decide whether or not to raise this to a plenary.

The Chairman asked if that was the consensus of the table. It was.

Mr. Nazzaro said that he could do a stand pipe or two on the site, however, he would need to take a machine in to do that.

The Agent said that the Board could grant him permission to do so. They agreed this was permissible, since it was necessary to get the information they needed to make a decision.

Ms. Willis asked Mr. Nazzaro how this monitoring will affect the timing of the project, because he obviously would want to monitor the water over a period of time, she said. He said he would be able to give them his opinion, based on his initial findings. He said if he feels he needs more time, he will let the Board know. By sinking the pipes, he will have a better assessment of the situation, he said.

It was decided that the Board will continue with a discussion of the application with Kate Throckmorton, pending more information and the assessment by Mr. Nazzaro

Following the presentation by the applicant, the Board requested that he return with the environmental consultant for further discussion. The item will appear on the 6/19/07 agenda for the continued discussion.

6. **#2007-065-SR:** Summary Ruling application for disturbance/activities in the upland review area in conjunction with the installation of a new septic system and modifications to the dwelling located at **106 Indian Cave Road** in the RAA zone. Owner/App.: Lawrence McSwiggan. *65-day action period ends 8/9/2007. Received 6/5/2007, walked 6/10/2007. For determination of significance/discussion/action.*

(Note: Mr. Walsh recused himself from participation in the discussion and vote on this item.)

Mr. Lawrence McSwiggan explained the work going on at the site. He said they were moving the septic system from the back and side of the house to the front of the house. He also said that they had gotten carried away, clearing out trees that were downed in the storm. Aimee Pardee, the wetlands inspector had come out to the site and taken some pictures of debris. A letter was written. By the time it was received, Mr. McSwiggan said that they had already taken care of cleaning it up.

Agent Brosius said that an inspection that was done in connection with a building permit for the house resulted in this application before the Inland Wetland Board. She said that a site walk showed that much of what had been disturbed was already remediated. Grass was now growing where raw dirt had been. There has been significant improvement since the wetlands inspector visited the site. Ms. Brosius said that it was up to the Board to determine whether or not they wanted to see any mitigation for the pond edge, and whether or not they would like to see plantings or just grass at the edge of the lake. She referred them to the best management practices detailed by the Mamasasco Lake Association with regard to suggestions for edge plantings for water bodies.

The Chairman said that some of the water bodies were retention basins – not proper ponds. She asked if the water body in question was a proper pond. The Agent said that it was.

Ms. Willis asked Mr. McSwiggan exactly what had been removed from the site. Mr. McSwiggan said that large trees had been removed; some were dead and some had been knocked over in the storm. Ms. Willis said that her concern is that there be a substantial vegetative buffer around the pond, especially since there is lawn there, and a future owner may fertilize and accelerate eutrophication of the pond.

The Chairman asked Ms. Willis if she wanted to make the planting plan a condition of approval. Ms. Willis said that she wanted to have the vegetative buffer the property

length of the pond as a condition of approval, with the exception of a possible 5' opening for access to the pond.

The Chairman reminded the Board that they were being asked to determine significance. The consensus was that this did not need to go beyond a summary ruling.

The Agent said that that the Mamasasco recommendations for planting buffers, which provide diagrams for what should be done at the edge of a pond, could be attached to the resolution of approval.

Mrs. Willis motioned, seconded by Mr. McChesney, to request that the Agent draft a resolution of approval with conditions requiring a 10' planted buffer at the pond edge, and allowing a 5-foot diagonally placed opening to access the pond, with plantings to be reviewed and approved by the Wetlands Agent. The motion passed, 7-0-1, with Mr. Walsh recused. The draft resolution will be prepared to be acted on at the 6/19/07 meeting.

7. **Chairman Mucchetti** noted that an application for a Revision to the Summary Ruling for lots at the Bryon Avenue Subdivision (Country Club Development) had been submitted to the office for receipt, and asked the Board to add the item to the agenda. She suggested adding the application to the site walk schedule for 6/24/07.

Mr. Katz motioned, seconded by Mr. Slavin, to add the item to the agenda, to acknowledge receipt of the application, and to schedule a site walk for 6/24/07, as suggested by the Chairman. The motion passed, 8-0.

BOARD WALKS

The **Bryon Avenue** request for Revision to the Summary Ruling approval was added to the walk schedule for **June 24, 2007**, as noted in item #7, above.

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 Mr. Slavin, to approve the minutes of 5/22/07. Mrs. Willis made a correction on page 4 and the motion and second were amended to include the change. The motion passed, 8-0.

Hearing no further discussion, the Chairman adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Linda Caponetti
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

June 12, 2007

Present:

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

Absent:

Michael Autuori

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

A public hearing was held prior to the meeting.

At 8:36 p.m., Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2007-004-SP:** Application for Special Permit under Sec. 312.0 as required by Sec. 411.0B of the Ridgefield Zoning Regulations, (1) to demolish an existing office/residential structure and replace with new 7,756 s.f. commercial structure at **35/37 Danbury Road**, and (2) construct new 10,026 s.f. commercial structure on adjoining property at **16 Roberts Lane**, on properties located in the B-1 zone. Owner: Eppoliti Realty Corporation. Auth. Agent: Douglas MacMillan, Architect. *Received 2/6/2007, walked 2/11/2007, public hearing commenced 3/6/2007, continued and closed 3/20/2007. Draft Resolution of Approval requested 3/20/2007. Tabled 4/4/2007, 4/10/2007, 4/17/2007, 5/1/2007 and 5/8/2007. 65-day action period ends 5/24/2007. Letter granting extension received 5/14/2007. Extension acknowledged 5/15/2007, extended action period ends 7/28/2007. Tabled 5/22/2007. Tabled 6/5/2007. For action.*

Chairman Mucchetti noted that the easement agreement between neighboring property owners had not yet been finalized, and the item was tabled.

2. **#2007-020-SP:** Special Permit application pursuant to Sec. 312.0 as required by Sec. 411.0 of the Ridgefield Zoning Regulations for the demolition of existing retail building and construction of two new buildings (Walgreen's), including reconfiguration of the existing vehicular areas on property located at **42-50 Danbury Road** in the B-1 zone. Owner: Sherwood Island, LLC. Appl.: READCO, LLC. Auth.

Agent: Donnelly, McNamara and Gustafson, P.C. *Received 3/6/2007. Walked 3/18/2007. Public hearing commenced 4/4/2007 and continued to 4/17/2007. Public hearing closed 4/17/2007 and Draft Resolution of Approval requested. Tabled 5/1/2007 and 5/8/2007. Draft Resolution of Approval distributed 5/15/2007. Tabled 6/5/2007. 65-day action period ends 6/21/2007. For action.*

There was a brief discussion regarding the correct address, which is 46-50 Danbury Rd

Mr. Walsh questioned the Planner as to whether or not the conditions of the previously approved site plan relating to parking for the adjacent Grove St. property would still be in effect.

The Planner said that she had consulted with Commission legal counsel, Francis Collins, and that the conditions would remain in full force and effect, as noted in condition #3 of the proposed resolution of approval. The current applicant has even offered to increase the amount of parking spaces offered to the Chase Bank property over the number granted in their prior site plan approval.

The Planner noted that the sidewalk behind the bank is not going to be changed. She also noted that the number of spaces being offered by Walgreens to both the Chase Bank and to Dunkin Donuts should not impact the approval of their site plan, as there are still enough spaces on the Walgreens site for the store's plan to be approved, as is. She said the location of the parking spaces may be adjusted, which may require Walgreens and Chase Bank to make adjustments to the easements in order to accommodate the reconfiguration. The Planner said that this was really beyond the purview of this application, which is simply to require revisions to the site plan before issuing a building permit to Walgreens. The attorney feels that the rights of the adjacent property owner are being preserved with this new plan.

She went on to explain each condition in the resolution. In condition #8, she said that a Connecticut DOT approval needs to be in place before a building permit can be issued. She mentioned that condition #9 was incorrectly listed as #6. In that condition, it is required that the light poles installed on the site should match the new, recently installed poles on the Chase Bank site, which meet the new standard. She also pointed out a change in condition #10, which is incorrectly listed as #7, noting that Mr. McChesney had asked that the lighting be specified as being permitted ½ hour before the 7 am opening of the store and ½ hr. after its 11 pm closing. She said that the Walgreens lighting should be separately adjusted to fit their hours, as opposed to the adjacent sites, (namely the bank and Dunkin Donuts), which have need for extended lighting because of 24 hour operation.

She also mentioned that the sidewalk at the Grove Street entrance would need to be replaced, if a new entrance would necessitate that it be ripped up.

Attorney Robert Jewell noted that there are some issues with youth loitering in the area, which might require that the lighting remain on longer. It was the consensus that this was an issue for the Police Department to deal with.

Mr. McChesney noted a small error in condition #5, which erroneously mentioned wetlands. The Planner noted the correction.

The Chairman thanked the Planner for all her work on this resolution.

Following the discussion and the minor corrections, Mr. Katz motioned, seconded by Mr. Walsh, to approve the revised draft resolution. The motion passed, 8-0.

3. **#2007-045-SP-SR:** Special Permit application under Section 312.0 pursuant to Section 306.0.D for excavation, grading and filling in conjunction with construction of alternate driveway off of Wilton Road East to serve existing residence at **140 Wilton Road West** located in the RAA zone. Owner: Louis H. Price, Jr. and Jo-Anne T. Price. Auth. Agent: Frank G. Fowler III, PE, LS. (Note: application submitted pursuant to zoning regulations in effect through 4/30/2007.) *Received 5/1/2007, walked 5/20/2007, public hearing commenced 6/5/2007 and continued to 6/12/2007. 65-day action period ends 8/16/2007. For action.*

Mr. Katz motioned, seconded by Mr. Slavin, to request the Planner to draft a resolution of approval for the application, requiring “jute mat” erosion control blankets on the steep slope. Mr. Fossi added that the applicant offered to install grass pavers on the flat portion of the driveway in front of the garage. The motion was amended to include the pavers and a requirement for garage access to Route 33, and the motion passed, 8-0. The draft resolution will be prepared to be acted on at the 6/19/07 meeting.

4. **#2007-048-SP:** Special Permit Application under Section 9.2 as required by Section 3.6.C.1 -Dimensional Exceptions, for the construction of a single family residence exceeding lot coverage for property located at **28 Griffith Lane** in the R-20 zone. Owner/App.: J. Putnam Construction Company, LLC. *Received 5/8/2007, walked 5/20/2007, public hearing commenced and closed 6/5/2007. Draft Resolution of Approval requested 6/5/2007. 65-day action period ends 8/9/2007. For action.*

Mr. McChesney motioned, seconded by Mr. Fossi, to approve the draft resolution prepared by the Planner. The motion passed, 8-0.

NEW ITEMS

5. **#2007-070-REF:** Referral pursuant to Sec. 8-7d.(f) of the Connecticut General Statutes to Amend Sec. 2.B, 3.D.3., 3.E.4., 5.A-F. and 5.H. of the Zoning Regulations for the **City of Danbury**. Petition by Dennis I. Elpern, Planning Director. *For distribution.*

Chairman Mucchetti referenced the request by the Commission to review proposed changes to the zoning regulations for commercial zones in Danbury (LCI-40 and IL-40), in particular those zones affecting the Route 7 corridor immediately north of the Ridgefield border.

The Planner asked the Commission to review the documents, and to be prepared to offer any comment at the 6/19/07 meeting. She noted that the Public Hearing would be on 6/26/07. There was no further action taken on this item.

She said that Danbury City Planner Dennis Elpern has stressed that there have been substantial changes to the LCI-40 zone, which primarily affects the Rte. 7 corridor north of Ridgefield into Danbury. She suggested that the Commission carefully examine the changes, especially the uses which will be allowed and the sizes of the buildings which will be allowed.

The Chairman noted that the packet does not contain all of the pages, but, all of the relevant information to Ridgefield is included. The Planner said she would check to make sure that all relevant information is available for examination by the Commission.

COMMISSION WALKS

There were no new walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti pointed out the following correspondence:

- Letter from Jonathan Chew, Executive Director of the Housatonic Valley Council of Elected Officials (HVCEO) regarding an Affordable Housing Study being prepared by HVCEO.

Chairman Mucchetti asked the Planner if a subcommittee should be formed to assist HVCEO in gathering statistics for Ridgefield. The Planner suggested including the Affordable Housing Committee, who has already compiled some of those statistics. The item will appear on the 6/19/07 agenda for a brief discussion on the need for gathering statistics.

- Copies of approved Public Acts from the spring 2007 session of the legislature:
 - (a) Act stating that appeals of Special Permits should go to the Superior Court.
 - (b) Act clarifying the need to coordinate and recognize wetland approval conditions in the approval of subdivisions.

- (c) Act concerning a Town's right to extend a Demolition Delay ordinance to 180 days (waiting period for issuance of a permit).

MINUTES

Mr. Katz motioned, seconded by Mr. Slavin, to approve the minutes of 5/22/07. The motion passed, 8-0.

Hearing no further discussion, the Chairman adjourned the meeting at 9:05 p.m.

Respectfully submitted,

Linda Caponetti
Recording Secretary

APPROVED / REVISED
MINUTES
AQUIFER PROTECTION AGENCY

June 12, 2007

Present:

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

Absent: Michael Autuori

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

At 9:06 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. **Public Act 07-85**, effective October 1, 2007, for distribution.

Chairman Mucchetti asked the Agent for details on the new Public Act, and the Agent explained briefly that the act updated the existing aquifer protection regulations in the statutes. She pointed out that the State prefers that Towns separate Aquifer Protection Regulations from zoning, to avoid the opportunity for appeals to the ZBA. There was no action taken on this item.

CORRESPONDENCE

There was no correspondence.

MINUTES FOR APPROVAL

Mr. Katz motioned to approve the minutes of March 13, 2007, seconded by Mr. Fossi. The motion passed, 8-0.

Hearing no further discussion, the Chairman adjourned the meeting at 9:08 p.m.

Respectfully submitted,

Linda Caponetti
Recording Secretary