

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

September 4, 2007

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

Absent: James McChesney

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 11:51 p.m. Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2007-060-PD:** Plenary Ruling application to create pond on property located at **8 Rippowam Road** in the RAAA zone. Owner: Country Club Development. Appl./Auth. Agent: Nazzaro, Inc. *Received 6/5/2007, walked 6/10/2007. Raised to Plenary Ruling 6/19/2007. Public hearing commenced 7/17/2007. 35 days to close public hearing ends 8/21/2007. Withdrawn 8/2/2007. Acknowledge withdrawal.*

**Mr. Katz** motioned, seconded by Ms. Willis, to acknowledge withdrawal of the application. The motion passed, 8-0.

**NEW ITEMS**

2. **#2007-094-SR:** Summary Ruling application for activity within the wetlands for filling and grading to create a dry lawn area on property located at **3 Stony Hill Terrace** in the RAA zone. Owner: Richard P. Donovan. Auth. Agent: John F. McCoy VII, P.E. **Pursuant to Sec. 8-7d.(c) of the C.G.S., this application is considered received 8/28/2007. 65-day action period ends 11/1/2007. Acknowledge receipt/schedule walk.**

**Mr. Katz** motioned, seconded by Mrs. Willis, to acknowledge receipt of the application and to schedule a site walk for 9/9/07. The motion passed, 8-0.

3. **#2007-100-REF:** Referral pursuant to Sec. 8-7d(f) of the C.G.S. for regulated activities within the **City of Danbury** for proposed roadway improvement along **Briar Ridge Road and Old Ridgebury Road**, property within 500' of Ridgefield boundary. Referred by City of Danbury, Environmental Impact Commission. Owner: Boehringer Ingelheim Pharmaceuticals, Inc. *For discussion.*

**Agent Brosius** explained that this application was referred to the office only because it was required because of the property's proximity to Ridgefield, but, she stated, the proposed work would have no impact on the Town. **Mr. Katz** motioned, seconded by Mr. Slavin, to acknowledge that there is no impact to the Town of Ridgefield, and to offer no comment. The motion passed, 8-0.

4. **#2007-102-SR:** Summary Ruling application for activities in the upland review area in conjunction with the construction of a single family residence on property located at **188A Main Street** in the RA zone. Owners: Bob and Jan Hebert. Appl./Auth. Agent: David Adams. *65-day action period ends 11/8/2007. For receipt and schedule walk.*

**Mr. Katz** motioned, seconded by Dr. Autuori, to acknowledge receipt of the application and to schedule a site walk for 9/9/07. The motion passed, 8-0.

5. **#2007-104-SR:** Summary Ruling application to conduct regulated activities in the upland review area in conjunction with the renovation and expansion of existing residence on property located at **46 Blackman Road** in the RAA zone. Owner: Valory Munroe. Appl.: Flore Munroe. Auth. Agent: MacMillan Architects. *65-day action period ends 11/8/2007. For receipt and schedule walk.*

**Mr. Katz** motioned, seconded by Dr. Autuori, to acknowledge receipt of the application and to schedule a site walk for 9/9/07. The motion passed, 8-0.

6. **#2007-002-SR:** change to approved plan on property located at **10 Dawn Lane** in the RAA zone. Owners: David and Joan Huntley. *For review c/o IWA.*

**Chairman Mucchetti** noted that a memo from Wetlands Inspector Aimee Pardee had been received.

**The Agent** explained that the Board had granted an approval for extensive landscaping next to a stream and wetlands. On her visit to the site, Ms. Pardee noticed that the applicants had added a driveway cut, with approval from Highway Superintendent, Peter Hill, without realizing that this could affect their wetlands approval. The Agent said that the office felt that this should be handled administratively.

**Mr. Katz** motioned, seconded by Dr. Autuori, to authorize the Agent and Wetlands Inspector/Agent to handle the changes administratively. The motion passed, 8-0.

### **BOARD WALKS**

The following walks were scheduled for 9/9/07:

- **#2007-094-SR:** Summary Ruling **3 Stony Hill Terrace**, Donovan.
- **#2007-102-SR:** Summary Ruling **188A Main Street**, Hebert.
- **#2007-104-SR:** Summary Ruling **46 Blackman Road**, Munroe.

### **REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2005-167-PD:** request for release of \$1,000.00 bond posted for pond dredging and restoration on property located at **352 Florida Hill Road**. Owners: Steven Pearson and Margaret Gair. Appl.: Nazzaro, Inc. *IW Inspector/Agent recommends full release.*

**Mr. Katz** motioned, seconded by Mr. Fossi, to release the bond as recommended by the Wetlands Inspector/Agent, Aimee Pardee. The motion passed, 8-0.

### **CORRESPONDENCE**

**Chairman Mucchetti** pointed out the following correspondence:

- Proposed Site Walk Schedule for 2008, prepared by Mrs. Willis. (The item will appear on the 9/11/07 agenda for discussion.)
- The Agent's reference to the Town's new GIS mapping program, including a GIS map of 10 Kendra Court as an example.

### **MINUTES**

**Mr. Katz** motioned, seconded by Mr. Slavin, to approve the minutes of 7/31/07. The motion passed, 8-0.

Hearing no further discussion, the Chairman adjourned the meeting at 11:55 p.m.

Respectfully submitted,

Linda Caponetti  
Recording Secretary

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PLANNING AND ZONING COMMISSION MEETING

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John Katz, Vice Chair  
Rebecca Mucchetti, Chairman  
Walter Slavin  
Patrick Walsh  
Lillian Willis

Absent: James McChesney

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

*A public hearing was held prior to the meeting.*

At 11:56 p.m., Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2007-042-REZ-A** [Submitted prior to 5/1/2007, adoption of new zoning regulations]  
(1) Petition to amend the text of the zoning regulations of the Town of Ridgefield to revise certain sections of the Housing Opportunity District (HOD) regulations, to permit residential development under Sec. 8-30g of the Connecticut General Statutes, and related amendment to the Comprehensive Town Plan and (2) petition to change the zoning map of the Town of Ridgefield from CDD to HOD and related amendment to the Comprehensive Town Plan, for 153± acres of land located at **616 Bennett's Farm Road**. Owner: Eureka V, LLC. Appl./Auth Agent: J. Casey Healy, Esq.  
*Received 5/1/2007. Public hearing commenced 7/10/2007 and continued to 9/4/2007. (5 days to set public hearing plus 21 days to continue public hearing = 26 days of 65 day extension used).*

[Note: The Commission briefly adjourned the public hearing to allow the applicant and authorized agent to discuss continuation of the hearing. The Commission reconvened the hearing at 12:00 midnight to discuss the continuation.]

**Chairman Mucchetti** noted that the hearing had been continued to 9/18/07 in order to receive additional input from experts offered by the interveners, and to allow the Commission members to review the many reports and letters received in the past few days and submitted at the hearing.

## NEW ITEMS

2. **#2007-103-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e as required by Section 3.2.C of the Ridgefield Zoning Regulations to reconfigure the back parking lot at **21 King Lane** and add additional spaces to existing main Church lots at **207 Main Street** in the RA Zone. Owner/Appl.: Rev. William B. Pfohl, Jesse Lee Memorial United Methodist Church. Auth Agent: Peter Seirup. *65-day action period ends 11/8/2007. For receipt and schedule walk.*

**Mr. Fossi** motioned, seconded by Mrs. Willis, to acknowledge receipt of the application and to schedule a site walk for 9/9/07. The motion passed, 8-0.

3. **#2007-105-SP:** Special Permit under Section 9.2.A as required by Section 3.4.D.3 of the Ridgefield Zoning Regulations to construct a garage in the front yard of property located at **170 Spectacle Lane** in the RAA zone. Owners/Appls.: Kurt and Barbara Liddi. Auth. Agent: Douglas MacMillan. *65 days to commence public hearing ends 11/8/2007. For receipt, schedule walk and public hearing.*

**Chairman Mucchetti** suggested 10/2/07 as a date for the public hearing.

**Mr. Katz** motioned, seconded by Dr. Autuori, to acknowledge receipt of the application, to set a public hearing date for 10/2/07, and to schedule a site walk for 9/9/07. The motion passed, 8-0.

## COMMISSION WALKS

The Commission noted the previously scheduled site walks:

### September 9, 2007

- **#2007-084-SP:** Special Permit **40 Ned's Lane**, Harrison
- **#2007-090-SP:** Special Permit Ridgefield Police Headquarters, **76 East Ridge Road**, Town of Ridgefield

The Commission scheduled the following site walks, as noted above:

- **#2007-103-REV(SP):** Revision to Special Permit, **207 Main Street, 21 King Lane**, Jesse Lee Memorial United Methodist Church.
- **#2007-105-SP:** Special Permit **170 Spectacle Lane**, Liddi.

## REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

## CORRESPONDENCE

**Chairman Mucchetti** noted the following correspondence:

- Memo from HVCEO and information about their soils mapping capability.
- Memo from the Planner referencing AAC Chairman John Kinnear's design recommendations for the Route 35 corridor.

- Letter from Sandy Campbell recommending a notice provision for subdivision public hearings.
- News articles provided by the Planner.
- Quarterly newsletter of the Connecticut Federation of Planning and Zoning Commissioners.

## **MINUTES**

**Dr. Autuori** motioned, seconded by Mrs. Willis, to approve the minutes of 7/31/07. The motion passed, 8-0.

Hearing no further discussion, the Chairman adjourned the meeting at 11:59 p.m.

Respectfully submitted,

Linda Caponetti  
Recording Secretary