

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD

September 19, 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

A Planning and Zoning public hearing was held prior to the meeting.

At 9:07 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2006-061-SR:** Summary Ruling application to create a grazing pasture within wetlands and upland review areas on 3.599 acres of property located at **61 South Olmstead Lane** in the RA and RAA zones. Owners/Appls.: Bruce & Robin Augustadt. *65 day action period or to schedule public hearing ends 9/14/06. Received July 11, 2006. Walked 9/10/06. Extension granted to 9/19/06. Letter of withdrawal received 9/15/06. Acknowledge withdrawal.*

The Chairman noted that the application had been withdrawn by the applicant, to be resubmitted at a later date with additional information.

2. **#2006-085-SR:** Summary Ruling application for excavation, filling and grading and installation of retaining walls in upland review areas on property located at **25 Lookout Point** in the RAA zone. Owner: Andrew B. Wile. Auth. Agent/Appl.: Nicholas M. Johnson. *65-day action period ends 11/9/06. Received 9/5/06, walked 9/10/06. Draft Resolution of Approval requested 9/12/06. For action.*

The Chairman pointed out the draft resolution prepared by the Agent. She noted that some of the Board members were going to visit the site individually during the week. She also drew attention to item #2 and a note added by the Agent.

Mr. Katz offered a re-write of the wording in item #2 (“a”), which was accepted by the Board.

The Chairman recognized Sue Baker of the Conservation Commission, who asked for a clarification of the boulder wall.

The Agent explained that the wall would be dry stone (no masonry) placed individually along the shoreline and it would retain no more than 30 inches depth of fill at the edge of the lake. She mentioned that the Wetlands Inspector attended a seminar on shoreline planting plans, and that the proposal to filter runoff from the lot through the soil and the dry wall, as proposed by the applicant, was noted as a good idea at the wetlands seminar. There is a cleansing of the runoff through the soil, from the house site to the lake.

Mr. McChesney motioned to approve the draft resolution as modified, seconded by Mr. Katz. The motion passed, 7-2, with Dr. Autuori and Mrs. Willis voting against.

3. **#2006-088-SR:** Summary Ruling application for drainage pipe extension, and wetlands mitigation and grading for property located at **31 Overlook Drive** in the RAA zone. Owner: Robert A. Grasso. Appl./Auth. Agent: Craig A. Studer. *65-day action period ends 11/9/06. Received 9/5/06, walked 9/10/06. Draft Resolution of Approval requested 9/12/06. For action.*

The Chairman pointed out the draft resolution of approval, prepared by the Agent.

Mr. Katz asked for a re-wording of the last sentence in item #4, referencing the applicant's agreement in the field (on the site walk) to preserve existing native, healthy (non-invasive) plants. The Board accepted the proposed revision.

Mr. Katz motioned to approve the resolution with the modification, seconded by Mr. Fossi. The motion passed by a vote of 8-0-1, with Mr. McChesney abstained.

NEW ITEMS

There were no new items.

BOARD WALKS

There were no walks to be scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

The Chairman asked the Board to acknowledge the letter from Dr. Ben Oko, Chairman of the Conservation Commission, thanking the Board/Commission for attending the Conservation Commission meeting of 9/18/06. She also complimented Nancy McDaniel on the excellent minutes of the meeting, and the fact that they were prepared in less than 24 hours.

MINUTES

Mrs. Willis requested more time to review the **minutes of 9/5/06**, because they had been listed only “for distribution” on the draft resolution. The Board agreed by consensus to table approval of the minutes to 10/3/06.

Hearing no further discussion, the Chairman adjourned the meeting at 9:15 p.m.

Respectfully submitted,

Betty Brosius
Inland Wetlands Agent

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MINUTES
PLANNING AND ZONING COMMISSION

September 19, 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

A Planning and Zoning public hearing was held prior to the meeting.

At 9:16 p.m., Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2006-073-SP:** Special Permit Application under Sec. 312.0 required by Sec. 410.0. of the Ridgefield Zoning Regulations to construct a 99,786 s.f. building expansion (**Building 10**) to the existing Research & Development facility located on Boehringer Ingelheim property at **900 Ridgebury Road/Shadow Lake Road** in the CDD zone. Auth. Agent/Appl.: Wayne Jenson. Owner: Boehringer Ingelheim Pharmaceuticals, Inc. *Received 7/18/06. Walked 9/10/06. Public hearing commenced 9/19/06. 65- day action period ends 11/23/06.*

The Chairman noted that the public hearing had been continued to 10/3/06. Dr. Autuori motioned to table the item, seconded by Mr. Slavin. The motion passed, 9-0.

2. **#2006-074-SP:** Special Permit Application under Sec. 312.0 required by Sec. 417.0.B. to remodel and expand existing structure and convert it back to commercial use for first floor office or retail use and general office use on the second and third floors for property located at **27 Catoonah Street** in the CBD zone. Owner: 27 Catoonah Street Associates, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. Received 7/28/06, walk scheduled for 9/10/06, public hearing commenced and closed 9/12/06. 65 day action period ends 11/16/06. Draft Resolution of Approval requested 9/12/06. *For action.*

The Chairman noted the draft resolution prepared by the Planner.

Mr. Katz motioned, seconded by Dr. Autuori. Mr. Fossi suggested adding a condition from the AAC minutes, specifying fencing and colors for the enclosure of the trash dumpster. The Commission agreed by consensus to add the condition.

The Chairman said she appreciated statements in the “reasons” which referenced the renovation of the historic structure and the restoration of the use of the building as a commercial structure in the downtown area.

The Chairman called for a vote, and the amended resolution was adopted by a vote of 8-0-1, with Mr. Walsh recused.

NEW ITEMS

3. **#2006-094-REV:** Revision to Special Permit under Sec. 312.0 required by Sec. 306.0D to allow earth material, processing and screening on property located at **41 Governor Street** in the RA zone. Owner: Ridgefield Boys and Girls Club. Appl./Auth. Agent: Terence Hughes. *65-day action period ends 11/23/06. For receipt/discussion/action.*

Mr. Katz motioned to receive the application, seconded by Dr. Autuori. The motion passed, 9-0.

Mr. McChesney motioned to approve the application, seconded by Mr. Katz.

The Planner explained that the application for screening of topsoil was necessary because it had not been included in the original special permit application, and the zoning regulations require Commission approval. The screener, according to the zoning enforcement officer, will not be noisier than any of the other machinery on the site. The Commission noted the proposed location of the screener, in the center of the site and away from neighboring residences. No rock crusher is being requested.

The Chairman called for a vote, and the motion passed, 8-0-1, with Mr. Fossi recused.

4. **#2006-095-REF:** Referral pursuant to Sec. 8-3h of the Connecticut General Statutes for an 8-lot subdivision located in the **City of Danbury on Cannonball Drive** bordering the Town of Ridgefield. *For comment.*

The Planner explained that this application was previously referred by the Danbury wetlands agency; this referral is for the 8-lot subdivision. The site is accessed solely through the City of Danbury, and all drainage and runoff goes toward Danbury. Mr. Katz noted that the subdivision is directly in the flight path of the Danbury Airport, and (remarkably) received no comment on that issue at the hearing in Danbury.

The Commission agreed by consensus that there was no need to comment on this referral, because there is no anticipated impact to Ridgefield.

5. **#2006-096-REV: 563/593 Main Street:** (1) request for revision of previously approved subdivision and (2) review of appraisal for calculation of payment in lieu of open space. Owners: Joseph R. and Eileen Coffey and Richard Mele. *65-day action period ends 11/23/06. For distribution and receipt (suggest discussion 10/3).*

The Chairman referenced the letter from the applicant, asking the same question about condition #3 of the subdivision approval, previously reviewed by the Commission. The Planner has recommended that she and the Zoning Enforcement Officer contact the Commission counsel to discuss the issue, and bring it back to the table for discussion on 10.3.06.

Mr. Katz motioned to accept the application to revise the subdivision, seconded by Mr. McChesney. The motion passed, 9-0.

The Planner noted part two of the agenda item, and said that the appraisal for payment in lieu of open space for the subdivision needs to be approved by the Commission. She suggested showing it to the Town Assessor to verify that it is a reasonable appraisal, and it should come back for Commission approval on 10/3/06. Mr. Katz asked if a recent sale of a lot (with a known price) might supersede the appraisal if the values were substantially different. The Planner agreed that the appraisal might be challenged, because the State statutes reference “market value” as a determination of the price of the land. The Assessor’s opinion may be sought on this issue.

By consensus, the Commission agreed to discuss the items further on 10/3/06.

COMMISSION WALKS

There were no new walks to be scheduled.

REQUESTS FOR BOND RELEASE / REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

The Chairman pointed out the detailed minutes received from the Architectural Advisory Committee, for review of the proposed expansion of the Ridgefield Library.

MINUTES

Mrs. Willis requested more time to review the **minutes of 9/5/06**, because they had been listed only “for distribution” on the draft resolution. The Commission agreed by consensus to table approval of the minutes to 10/3/06.

Hearing no further discussion, the Chairman adjourned the meeting at 9:25 p.m.

Respectfully submitted,

Betty Brosius
Director of Planning