

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD

November 22, 2005

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

Absent: Lillian Willis  
Walter Slavin

Also Present: Betty Brosius, Inland Wetlands Agent

*A continued public hearing was held by the Planning and Zoning Commission prior to the meeting.*

Note: At the beginning of the Planning and Zoning Commission continued public hearing, Chairman Mucchetti introduced new Commissioner Joseph Fossi. Mr. Fossi replaced James Coyle on the Inland Wetlands Board and the Planning and Zoning Commission.

At 10:30 p.m., Chairman Mucchetti called the Inland Wetlands Board meeting to order.

**PENDING ITEMS**

1. **#2005-153-SR:** Summary Ruling Application for disturbance in upland review area in conjunction with construction of accessway and bridge spanning wetlands. Property located on **Lot 33, Dogwood Drive** in the RAA zone. Owner/Appl.: Thomas Dwyer, individually and as trustee. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 11/9/05. Walked 11/20/05. Public hearing scheduled for 12/13/05. Confirm significance for public hearing, discuss possible consultant review. Acknowledge request for extension from applicant and petition for Public Hearing from neighbors, reschedule public hearing.*

Chairman Mucchetti pointed out that a petition has been received from neighbors, requesting that a public hearing be held on the application. The Inland Wetlands Agent told the Board that applicant's attorney Robert Jewell has requested a re-scheduling of the hearing date, to accommodate the engineer who is not available until the end of January.

Dr. Gelfman motioned, seconded by Dr. Autuori, to schedule the hearing for January 24, 2006. Mr. McChesney objected, stating that the Board should not be scheduling hearings for the new year on dates that are not the customary public hearing date (the first Tuesday of the month). The Agent pointed out that the Commission and the applicant are only allowed a total of 65 days extension for the review process, and postponing the hearing until February would use up a substantial amount of that extension period. Mr. Katz suggested that the hearing could be opened on January 3<sup>rd</sup> and continued; Mr. Walsh asked if the applicant could withdraw the application and resubmit, to avoid the problems with statutory timetables.

Chairman Mucchetti expressed concern that the Board had scheduled hearings at almost every meeting over the past year, but the schedule is crowded and it is difficult to handle all hearings on one night. The Board reluctantly agreed to change the hearing date. The motion to schedule the hearing on January 24, with acknowledgement of the applicant's granting an extension, passed by a vote of 7-0.

The Agent asked the Board if they desired outside consultant review of the plans, as authorized under Sec. 14.3.g of the IWWR. By consensus, the Board agreed that they did not wish to hire an outside consultant.

2. **#2005-154-SR:** Summary Ruling Application for drainage improvements to control erosion on property located at **214 Wilton Road West**. Owner: Cesca Construction Inc. Appl.: L. Thomas Cesca. *Received 11/9/05. 65-day action period ends 1/12/06. Walked 11/20/05. For action.*

The Board discussed their observations from the site walk. The Chairman noted copies distributed for the administrative approval issued in April, and conditions that prohibited clear-cutting of the wetlands.

The applicant has removed all vegetation in the wetlands and wants to channel water away from the wetlands; this would effectively dry out the wetlands and encourage the homeowners to create a larger lawn, specifically prohibited in the administrative approval. Mr. Walsh noted that the developer built the new home substantially further from the road and closer to the wetlands than the original (tear-down) home, and created his own hardship with wetlands immediately behind the home.

It was the consensus of the Board that the applicant should return for a discussion session at the meeting scheduled for 12/13/05. The Agent suggested that a planting plan for the wetlands might be appropriate. The item was tabled until 12/13/05.

## **NEW ITEMS**

The Chairman asked the Agent to comment on the search for a part-time Wetlands and Conservation Inspector. Ms. Brosius said that about a half dozen applications have been received, and the three most likely candidates have been scheduled for interviews next week.

## **BOARD WALKS**

There were no additional walks added to the schedule.

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

There were no requests for bond reduction or release.

## **CORRESPONDENCE**

There was no new correspondence.

## **MINUTES**

**For approval:        November 1, 2005**

Mr. Katz motioned, seconded by Dr. Gelfman, to approve the minutes of November 1, 2005. The motion passed by a vote of 7-0-1. Mr. Fossi abstained.

Hearing no further discussion, the Chairman adjourned the meeting at 10:40 p.m.

Respectfully submitted,

Betty Brosius  
Inland Wetlands Agent

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MINUTES  
PLANNING AND ZONING COMMISSION

November 22, 2005

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

Absent: Lillian Willis  
Walter Slavin

Also Present: Betty Brosius, Director of Planning

The meeting convened at 10:41 p.m., immediately following the Inland Wetlands Board meeting.

**PENDING ITEMS**

1. **#2005-125-REZ-A:** (1) Application to rezone ± 133 acres of land from CDD-Corporate Development District Zone to ARH-Age Restricted Housing, (2) application to amend zoning text in the Ridgefield Zoning Regulations and (3) application to amend Town Plan of Conservation and Development for the zone change and text change. Property located at **616 Bennett's Farm Road**, south of Bennett's Farm Road and west of Route 7. Owners: Eureka V LLC. Appl./Auth. Agent: J. Casey Healy, Esq. *Received 9/6/05. Public hearing commenced 11/9/05. Walked 11/20/05. Continued 11/22/05. 65- day action period ends 1/25/06.*

The Commission noted that the hearing has been continued to December 20, 2005, and the item was tabled.

**NEW ITEMS**

2. **#2005-159-REV:** Revision to Special Permit under Sec. 312.0 as required by Sec. 417.0 of the Ridgefield Zoning Regulations to construct an outdoor vestibule built around the rear door of Addressi jewelry store located at **387 Main Street** in the CBD zone. Owner: Addressi Square LLC. Appl.: Wayne A. Addressi, Member. *65-day action period ends 1/18/06. Received 11/15/05. Walked 11/20/05. For action.*

The Chairman acknowledged the Planner's memorandum in response to the Commission's request for information regarding the commercial advertising on the awnings at the site, requested at a previous meeting. There is an outstanding violation, and the applicant withdrew a request for variance in order to suggest changes in the sign regulations. Amendments to the sign regulations were never adopted, and the signage remains in violation. It was also noted that no building permit was ever issued for installation of the awnings.

After walking the site, the Commission has no objections to the proposed new vestibule at the rear of the building, subject of the request for Revision to the Special Permit, but there is still concern about the violation of the sign regulations. Mr. Walsh pointed out that, even if a zoning permit was issued for the vestibule, the site would still not be in compliance with zoning regulations because of the signs.

The Planner suggested that correction of the sign violations could be made a condition of the approval. The issuance of the zoning permit for the vestibule could be made contingent on the correction of the violation.

Mr. Katz motioned, seconded by Dr. Autuori, to approve the Request for Revision to the Special Permit with the condition that the zoning permit not be issued until the sign violation is corrected. The motion passed by a vote of 7-0.

3. **#2005-160-S:** 4-lot subdivision application of 2.136 acres in the SD R-20 zone. Property located at **563/593 Main Street**, ¼ mile south of intersection Route 116 & Route 35, across from Casagmo Condo Association. Owners/Appls.: Joseph R. Coffey, Eileen T. Pasko and Richard F. Mele. *65 days to commence public hearing ends 1/18/06. Received 11/15/05. Schedule walk and public hearing.*

Mr. McChesney motioned, seconded by Dr. Autuori, to acknowledge receipt of the application, to schedule a walk for 12/11/05, and a public hearing for 1/3/06. The motion passed, 7-0.

4. **#2005-161-REV:** Revision to Special Permit as required by Sec. 312.02.E of the zoning regulations to convert a window (at the rear of the building) to a door. Property located at **38A Grove Street** in the B-2 zone. Appl./Owner: Morgan Grove Realty, LLC. Auth. Agent: Vince Maneri. 65-day action period ends 1/25/06. *For receipt/action.*

The Commission noted that the proposed change to the building is minor. Mr. Katz motioned, seconded by Mr. Walsh, to approve the proposed revision and to allow the matter to be handled administratively by the Planner. The motion passed, 7-0.

## **COMMISSION WALKS**

**#2005-160-S: 563/593 Main Street, Coffey, Pasko, Mele.** As noted in item #3 above, the walk has been scheduled for 12/11/05.

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

There were no requests for bond release or reduction.

## **CORRESPONDENCE**

Chairman Mucchetti noted the following correspondence:

- Letter from homeowner on Ashbee Lane, requesting that the Commission require notification of neighbors when Special Permit public hearings are held.
- Letter from the Board of Selectmen to John Kinnear, Chairman of the AAC, regarding re-appointment of members.

## **MINUTES**

**For Approval:** November 1, 2005

Dr. Autuori motioned, seconded by Mr. McChesney, to approve the minutes of November 1, 2005. The motion passed by a vote of 7-0-1. Mr. Fossi abstained.

Hearing no further discussion, the Chairman adjourned the meeting at 10:55 p.m.

Respectfully submitted,

Betty Brosius  
Director of Planning