

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD

December 12, 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
Linda Caponetti, Recording Secretary

A public hearing was held prior to the meeting.

At 7:59 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

BOARD WALKS

There were no walks to be scheduled, and none pending.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

There were no minutes to approve.

Hearing no further discussion, the Chairman adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Linda Caponetti
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION

December 12, 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
Linda Caponetti, Recording Secretary

At 8:01 p.m., Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **Commission discussion** – Proposed “Character Resource Preservation” section for the update to the zoning regulations. (Revisions mailed to Commission 12/7/06.)

The Planner said she had met with the president of the Ridgefield Historical Society, Gary Singer, who suggested replacing the “75 years or older” condition in the regulations with conditions f. and g., which would specify that structures would be identified by their inclusion in the “Ridgefield Historic Resources Inventory”, “the National Register of Historic Places”, or the “State Register of Historic Places”, or should be located in any town, state, or nationally designated historic district. However, the original criteria, namely, a., b., c., d., and e., could still apply. Summarizing, the Planner said that there are several ways in which a building could be designated as being significant or historic.

Some discussion followed about some minor corrections.

Dr. Autuori suggested the possible addition of a condition “h.,” listing an additional criterion: “...by virtue of architecture or design, contributes to the rural or agrarian ambiance of Ridgefield.” He felt that those qualities were understated, and are important to the character of the Town, along with the historical aspects.

Ms. Willis questioned the placement of this addition. There was some discussion and some minor changes.

Dr. Autuori changed the word “ambiance” to “character” in his suggested addition.

The Planner said that a copy of the draft regulations had been forwarded to her by consultant Glenn Chalder of Planimetrics, where all the corrections, changes and additions that had been made up to this point were included. She confirmed that these draft regulations would be ready for the Commission to finalize by the next meeting.

Following discussion of the proposed revisions to the Character Resource Protection section of the proposed regulations, it was the consensus of the Commission that the changes should be forwarded to Mr. Chalder for inclusion in the draft that would be taken to public hearing.

The Planner asked about methods of distribution for the latest draft of the regulations. Discussion followed about distribution of the draft to the Commissioners, to prepare for review at the meeting on December 19th.

2. **#2006-117-A:** Proposed Commission-initiated amendment to the Zoning Regulations, **Section 305.01.C(1)-Exempt Signs**, to permit posting of temporary real estate directional signs for open houses.

The Planner said that she had incorporated the minor changes suggested by Mr. Katz and Ms. Willis.

Chairman Mucchetti confirmed that this would be a final, not a draft. The Planner said that, if it were adopted at this meeting, the legal notice would be published December 21, and it would be effective immediately.

Following discussion of the revisions proposed and discussed during the public hearing, Mr. Katz motioned to approve the revised draft, seconded by Dr. Autuori. The motion passed, 8-0-1, with Dr. Gelfman abstained.

NEW ITEMS

3. **#2006-126-REV:** Revision to Special Permit under Section 312.0 as required by Sec. 333.0 of the Ridgefield Zoning Regulations to erect an electronic scoreboard at Serfilippi Field at **Lake Windwing (South Shore Drive/Sunset Road)** in the RAAA zone. Owner: Town of Ridgefield. Appl.: Ridgefield Little League, Bruce Yuen, President. *65-day action period ends 2/15/07. For receipt.*

Chairman Mucchetti noted the new application for minor revision to the Special Permit at Lake Windwing, to install a new electronic scoreboard. Dr. Autuori motioned to receive the application, seconded by Mr. Slavin. The motion passed, 9-0.

The Planner said that the scoreboard being proposed is just like the one at Scalzo field. She said that this item could be put on the agenda for next week.

Mr. McChesney felt that there didn't need to be a hearing, and the item could be discussed immediately.

The Chairman said the dimensions are 4' high, 9' wide, 6" deep, and that this is the exact model which was approved earlier for Scalzo field.

The Planner said that it faces the lake and does not face any houses. Some discussion followed. She confirmed that, at this meeting, the only thing the Commission was being asked to approve was the scoreboard. She recommended the Commission approve this as submitted, with the only condition being that the First Selectman sign off on it.

After review of the materials submitted, and confirmation of the proposed location of the scoreboard, the Commission determined that the change was minor and is not likely to affect any neighboring properties. Mr. McChesney motioned to approve the request as submitted, seconded by Mr. Fossi. The motion passed, 9-0.

4. **Chairman Mucchetti** asked the Planner about on-going events in the construction at **27 Catoonah Street**, and whether the item should be added to the agenda for brief discussion.

The Chairman suggested adding this item to the agenda. **Mr. Katz** motioned, seconded by Mr. McChesney, to add the item to the agenda for discussion. The motion passed, 9-0.

The Planner addressed the Commission, reminding them that she had suggested they take a look at the construction going on at the site before this meeting. She stated that the special permit that was approved was based on remodeling and conversion of the existing old house to offices and possibly retail on the first floor. However, on inspection of the premises, it was clear that the whole front of the house has been demolished, and there is not much left of the original structure. She went on to say that this was not what had been approved. She reported having spoken to the building inspector and the architect, and was coming back to the Commission with their findings: the reason for the demolition is that the structure was found to be unsound – that there was no structural integrity to the building.

She said that she didn't think the Commission would have a problem with this if it had been presented that way initially. She stated that the architect has said that the new building is to be constructed as an exact replica of what was there before. The problem, she felt, was that this was not how the project was represented to the Commission in the first place. She said that she had expressed her disapproval to some of the parties involved.

Mr. Katz said that it was disturbing that the applicant had originally made such a point of describing the restoration process and the additional expense which would be incurred because of it, and then the house was torn down anyway. "That was the essence of the public hearing," he said.

The Planner offered to write a letter if the Commission felt it was appropriate.

Mr. Walsh said that if the building is going to look like the one proposed, he didn't have a problem with it.

MRs. Willis felt that some of the Commission's leniency with this project, including removal of a mature tree, was due to the fact that such an effort was going to be made to restore the front of the building. The Planner agreed.

There were no other votes or decisions taken relative to this item.

COMMISSION WALKS

There were no walks to be scheduled and none pending.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

The following correspondence was distributed and/or mailed to the Commission:

- Letter to Town Clerk Barbara Serfilippi, with results of election of officers for the Commission.
- Notice distributed by the Planner, re CTDEP registration program allowing homeowners to request notification of neighborhood pesticide applications.
- BOS Agenda for December 13, 2006.
- Fall 2006 Newsletter, CT Federation of Planning and Zoning Agencies

MINUTES

There were no minutes to approve.

Hearing no further discussion, the Chairman adjourned the meeting at 8:18 p.m.

Respectfully submitted,

Linda Caponetti
Recording Secretary

APPROVED / REVISED
MINUTES
AQUIFER PROTECTION AGENCY

December 12, 2006

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

Also Present: Betty Brosius, Director of Planning

At 8:19 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

CORRESPONDENCE

There was no correspondence.

MINUTES FOR APPROVAL

Mr. McChesney motioned to approve the minutes of September 12, 2006, seconded by Mr. Slavin. The motion passed, 9-0.

Hearing no further discussion, the Chairman adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Linda Caponetti
Recording Secretary