

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

These minutes are a general summary of the meeting and are not a verbatim transcription.

July 24, 2018

Present: Robert Cascella  
Joseph Dowdell  
Tim Dunphy  
George Hanlon  
John Katz  
Mark Zeck  
Charles Robbins  
  
Rebecca Mucchetti, Chair

Absent: Joe Fossi, Vice Chair

Also Present: Richard Baldelli, Director of Planning and Zoning  
Beth Peyser, Inland Wetlands Agent  
Aarti Paranjape, Recording Secretary

*A Planning and Zoning Commission Public Hearing was held prior to the meeting.*

At 7:44PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

No items on the Agenda.

**NEW ITEMS**

1. Proposed Amendment Section 4.5. % Inland Wetland Agent.

Ms. Peyser read the proposed Amendment language.

**Mr. Cascella motioned, Mr. Zeck seconded to schedule a public hearing on September 19, 2018 for the proposed amendment. Motion carried 8-0**

2. **#2018-053-PR-SP:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a Private Winter Club "Ridgefield Winter Club" for grading in the upland review area and wetland disturbance for storm water discharge for a property consisting of ± 5.966 acres located at **340 Peaceable Street** in the RAAA Zone.  
*Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip*

*Doyle of LADA, PC. For receipt and scheduling a site walk and a public hearing.*

**Mr. Dunphy motioned, Mr. Robbins seconded to receive the Plenary application, with a peer review. The site walk scheduled for 07/29/2018, and Public Hearing on 09/04/2018. Motion carried 7-0.**  
**Mr. Cascella was recused.**

3. **#2018-054-AH-SR:** Summary Ruling application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for grading and related work in an upland review area on property consisting of  $\pm 3.33$  acres located at **233 Danbury Road** in the RAA Zone. Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. *For receipt and scheduling a site walk.*

**Mr. Hanlon motioned, Mr. Cascella seconded to receive the Summary Ruling application, with a peer review. The site walk scheduled for 07/29/2018, and Public Hearing on 09/19/2018. Motion carried 8-0.**

#### **BOARD WALKS**

There were no Board walks scheduled.

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

There were no requests for bond release or reduction.

#### **CORRESPONDENCE**

Information on DEP Course offered on in August at UConn.

#### **MINUTES – Inland Wetlands Board**

##### **For Approval:**

**Mr. Cascella motioned, Mr. Hanlon seconded to approve the Meeting Minutes for July 17, 2018. Motion carried 7-0.**

**Mr. Dunphy abstained himself.**

##### **For Distribution:**

There were no Meeting Minutes distributed.

#### **PUBLIC HEARINGS**

##### **September 04, 2018**

- **#2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, Peaceable LLC.

**September 19, 2018**

- **#2018-054-AH-SR:** Summary Ruling Application, 233 Danbury Road
- Section 4.5- Drainage Easement- Amendment application.

Hearing no further discussion, the Chairman adjourned the meeting at 7:57PM.

Respectfully Submitted,

APPROVED / REVISED  
MINUTES  
PLANNING & ZONING COMMISSION PUBLIC HEARING

These minutes are a general summary of the meeting and are not a verbatim transcription.

July 24, 2018                      Present:        Robert Cascella  
   Joseph Dowdell  
   Tim Dunphy  
   George Hanlon  
   John Katz  
   Charles Robbins  
   Mark Zeck  
   Rebecca Mucchetti, Chair

Absent:        Joe Fossi, Vice Chair

Also Present: Richard Baldelli, Director of Planning and Zoning  
                         Beth Peyser, Inland Wetlands Agent  
                         Aarti Paranjape, Recording Secretary

At 7:30PM Chairman Mucchetti called the meeting to order.

**Item I: #2018-037-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.3.D.17 for the “change of use” from general business office to an educational use with no exterior renovations involved, located at **135-139 Ethan Allen Highway (Route 7)**, Assessor’s ID- I16-0008 & I16-0007 in the B-2 zone. *Statutorily received on July 03, 2018. 35 days to close public hearing is August 28, 2018. Owner/Applicant.: 137 Ethan Allen Highway LLC. Authorized Agent: Robert R. Jewell, Esq.*

**Mr. Katz motioned, Mr. Zeck seconded to waive the reading of the Legal Notice. Unanimous vote to waive. Motion 8-0.**

Also Present:        Attorney Robert Jewell

Attorney Jewell gave a brief presentation noting the following:

The Special Permit application is for the Change of Use to allow an educational use within the South building.

- No construction is involved, there is only change of tenancy, Stamford Polytechnic, offering group tutoring for SAT, ACT, Math & high functioning science, and Science and Math Olympic competition tutoring.
- Most of the tutoring is one on one, one room used for group tutoring where maximum of ten (10) students will be in group at a given time.

Mr. Cascella questioned how many students will be at the facility at a given time., and would there be enough parking for the students and parents dropping them off. The tenant, Mr. Allias confirmed at a given time there would be maximum of ten (10) kids. Mr. Jewell stated there are 17 parking spots at the 135 Ethan Allen Hwy, however there are extra parking spaces available at the adjoining property which is also owned by the same owner.

Ms. Mucchetti stated that the change of use would apply to both parcels 135 and 139 Ethan Allen Highway.

Mr. Baldelli commented that the applicant has submitted the plans specifically for 135 Ethan Allen, in the event for the change of use for 139 Ethan Allen, the applicant would have to come in front of the Commission.

Mr. Baldelli added the location in B-2 zone is permitted for the educational use and it also has appropriate parking spaces available.

With no further comments, the Chair closed the Public Hearing.

Hearing no further discussion, the Chairman adjourned the meeting at 7:44PM

Respectfully Submitted,

Aarti Paranjape

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

These minutes are a general summary of the meeting and are not a verbatim transcription.

July 24, 2018

Present: Robert Cascella  
Joseph Dowdell  
Tim Dunphy  
George Hanlon  
John Katz  
Mark Zeck  
Charles Robbins  
Rebecca Mucchetti, Chair

Absent: Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director of Planning and Zoning  
Aarti Paranjape, Recording Secretary

*A Planning and Zoning Commission Public Hearing was held prior to the Inland Wetlands Board Meeting.*

At 7:57 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2018-037-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.3.D.17 for the “change of use” from general business office to an educational use with no exterior renovations involved, located at **135-139 Ethan Allen Highway (Route 7)** in the B-2 zone. *Statutorily received on July 03, 2018. 65 days to render a decision is September 27, 2018. Owner/Applicant.: 137 Ethan Allen Highway LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**Mr. Katz motioned, Mr. Cascella seconded to approve the above Special Permit Application as presented and as a Final Resolution effective 08/03/2018. Motion carried 8-0.**

2. **#2018-051-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of

Ridgefield Zoning Regulations per Section 7.2 to replace an existing freestanding sign at “HooDoo Brown” with a two sided illuminated sign, each side measuring twenty four (24) square feet at **967 Ethan Allen Highway** in the B-2 Zone. *Owner: RD LLC, 590 Danbury Road LLC. Applicant: Designs & Signs. Authorized Agent: Dan McKee. For discussion and action.*

**Mr. Cascella motioned, Mr. Robbins seconded to approve the above Revision to Special Permit Application for the sign as presented and as a Final Resolution effective 08/03/2018. Motion carried 8-1.**

### **3. Continued Discussion Re: Hospitality**

Mr. Baldelli presented the current and proposed regulations for the definitions for the terms Family, Hotel, Motel, Inn, Bed and breakfast.

The members of the Commission discussed to expand the current hospitality zones. Currently , the regulations allows through Special Permit to operate the inns, hotels, & motels in the B-1 and B-2 Zones and Bed and Breakfast by Special permit in the residential zones.

The members agreed to include the CBD Zone as a possible zone to be included in permitting hospitality. The Commission discussed and they discounted a change to the B&B concept in the residential zones.Mr. Katz suggested it to name it a Hospitality district/zone.

The members decided to continue the discussion to expand the hospitality zone.

## **NEW ITEMS**

- 1. #2018-052-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to the Section 5.3.D.27.a. and Section 5.3.D.27.b. *Commission Initiated. For receipt and scheduling a public hearing.*

**Mr. Hanlon motioned, Mr. Cascella seconded to receive the above Amendment application, Public Hearing scheduled for 09/19/2018. Motion carried 8-0.**

- 2. #2018-053-PR-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for recreational club and (1) Section 3.4.D.1 for the illumination of the ice surface, (2) Section 7.5.D.5 to use

portable crusher and screener for a property consisting of  $\pm$  5.966 acres located at **340 Peaceable Street** in the RAAA Zone. *Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC. For receipt and scheduling a site walk and public hearing.*

**Mr. Dunphy motioned and Mr. Cascella seconded to receive a Special Permit Application with a peer review. The Site walk scheduled for 07/29/2018 and a public hearing scheduled for 09/04/2018. Motion carried 7-0. Mr. Cascella recused himself.**

3. **#2018-054-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes( Affordable Housing) for construction of thirty (30) age restricted units, of which 30% of the units shall be affordable, and per Ridgefield Zoning Regulations Section 7.5.D.5 for earth processing, including rock-crushing and soil screening, on property consisting of  $\pm$ 3.33 acres located at **233 Danbury Road** in the RAA Zone. *Owner/Applicant: CGP Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, scheduling a site walk and a public hearing.*

**Mr. Hanlon motioned, Mr. Cascella seconded to receive the above Affordable Housing Application. Site walk scheduled for 07/29/2018, with a peer review and a public hearing scheduled for 09/19/2018. Motion carried 8-0.**

## **COMMISSION WALKS**

There were no Commission walks scheduled.

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

There were no requests for bond release or reduction.

## **CORRESPONDENCE**

1. 340 Peaceable Street and 233 Danbury Road Application documents.
2. Court case for the Sign
3. Planimetrics documents

## **MINUTES – P&Z Public Hearing**

### **For Approval:**

**Mr. Cascella motioned, Mr. Hanlon seconded to approve the Meeting Minutes for July 17, 2018 as amended. Motion carried 7-0.**

**Mr. Dunphy abstained himself.**

## **MINUTES – P&Z Commission**

### **For Approval:**

**Mr. Cascella motioned, Mr. Hanlon seconded to approve the Meeting Minutes**



**for July 17, 2018 as amended. Motion carried 7-0.  
Mr. Dunphy abstained himself.**

**For Distribution:**

Meeting minutes for July 17, 2018 distributed.

**PUBLIC HEARINGS**

**September 04, 2018**

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC.

**September 19, 2018**

- **#2018-042-SP:** Special Permit Application. 6 Clearview Drive. Applicant: John Keegan.
- **#2018-045-A:** Amendment Application, Section 5.3.C.12 and Section 5.3.D.5
- **#2018-046-A:** Amendment Application, Section 2.2 and 7.2.E.10 a. and b.
- **#2018-047-A:** Amendment Application, Section 7.2.D.2.b and d. and Section 7.2.E.11
- **#2018-052-A:** Amendment Application, Section 5.3.D.27.a. and b.

Hearing no further discussion, the Chairman adjourned the meeting at 9:04 PM

Respectfully Submitted,

Aarti Paranjape