

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD
PLANNING AND ZONING COMMISSION
PUBLIC HEARING

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

December 04, 2018	Present	Robert Cascella Joseph Dowdell George Hanlon John Katz Charles Robbins Catherine Savoca Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair Mark Zeck
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Also Present: Richard Baldelli, Director of Planning and Zoning
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Daniel Robinson, Assistant Planner
Aarti Paranjape, Recording Secretary

At 7:00 P.M., Chair Mucchetti called the meeting to order.

For the record, Item II was heard first followed by item III and I, for combined Inland Wetlands Board and Planning & Zoning Commission public hearings.

Ms. Mucchetti, welcomed new Commissioner, Ms. Catherine Savoca.

Ms. Mucchetti gave an overview of the public hearing. She stated that there will be combined review of the Inland Wetlands Board and Planning and Zoning Commission in following order of the applications- 84 Governor Street, 62 Prospect Ridge Road and 23 & 23^{1/2} Catoonah Street.

Inland Wetlands Board

Item II: (Continued) #2018-061-AH-SR: Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property consisting of ±0.7 acres located at **84 Governor Street** in the RA Zone. *Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq.*

Planning and Zoning Commission

Item III: (Continued) #2018-061-AH-SR: Application for multi-family development under Section 8-30g of the Connecticut General Statutes (Affordable Housing) for construction of sixteen (16) age restricted units, of which 30% of the units shall be affordable on property consisting of ±0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. Public hearing held on November 07, 2018 and continued until December 04, 2018. 35 days to close a Public hearing is December 12, 2018.* Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq.

Ms. Mucchetti noted the following correspondence received since the last public hearing:

- Revised plans from the applicant
- Jodi Chase Ecological response to peer review
- CCA's comments on revised plans
- Peer review comments for the landscape plans
- Peer review's environment comments
- Engineer's peer review comments to revised plans
- CCA's response to engineering peer review, and environmental peer review.

Atty Jewell stated he incorporated the peer review revised affordability plans into the applicants' affordability plans. He added the heating and hot water cost is included in the rent.

- Steve Sullivan, P.E. CCA, stated that the applicant has agreed to follow the peer review suggestions. He added that the clarifications notes were added to the plans for stone check dams, turbidity testing.
- Keith Beaver, DiDona Associates, stated he has addressed the snow plowing issues as raised by peer review engineer Chris DeAngelis.
- Atty Jewell said that the indoor parking is an amenity, they would not be specifically assigned to the apartment. Steve Zemo, applicant, added that the indoor parking spaces can be rented.

The peer review consultants presented their reviews:

- Glenn Chalder, Planimetrics, suggested an administrator should be designated to monitor the affordability allotment.
- Chris DeAngelis, PE, Cabezas DeAngelis, said he is satisfied with the revisions presented by the applicant.
- Ed Pawlak, Connecticut EcoSystems, said that the applicant has provided sufficient clarification to his concerns. He suggested that the monitoring time for the plantings in wetlands should be increased from two years to five years.

Director Baldelli said that AAC approved the plans. He added WPCA minutes states there is capacity to handle the proposed project. He said since the applicant proposes the connector between 76 and 86 Governor Street, easements should show such connector.

He said if the project is approved a draft storm water management plan should be submitted to get the approvals from peer review engineer and similarly the draft affordability plan should be reviewed by Planimetrics before they are recorded with Town Clerk's office.

IWA Peyser stated the one of the conditions of approval should be the monitoring of planting plan to be increased to period of five year and that the wetland agent should receive annual monitoring report on the planting plan and update the board in that period.

Two people spoke in favor of the project.

Public Hearing was closed at 7:56PM.

Inland Wetlands Board

Item III: (Continued) #2018-062-AH-PR: Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in a wetland and an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property consisting of ± 1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. Public hearing held on November 07, 2018. Public hearing continued until December 04, 2018. 35 days to close Public hearing is December 12, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq.*

Planning and Zoning Commission

Item IV: (Continued) #2018-062-AH-PR: Application for multi-family development under Section 8-30g of the Connecticut General Statutes(Affordable Housing) for construction of sixteen (16) age restricted units, of which 30% of the units shall be affordable on property consisting of ± 1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 35 days to close a public hearing is December 12, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq.*

Atty Jewell stated that the applicant did major revision to plans and has reduced the number of units from twenty to sixteen to address the parking and prudent and feasible aspect raised by the peer review. This has allowed

- Steve Sullivan, P.E. stated that the building units were reduced from twenty to sixteen units and also reduced the parking spaces from thirty three to twenty nine. He added that the deflectors are added as suggested by the peer review.
- Keith Beaver, Didona Associates, said that the applicant will incorporate the suggestions of peer review.
- Atty Jewell said that the applicant is creating functional wetlands.

The peer review consultants presented their reviews:

- Glenn Chalder suggested an administrator should be designated to monitor the affordability allotment.
- Chris DeAngelis stated the upland review area impact is reduced due to reduced number of units and reducing the size of the building and number of parking spaces. He added that since applicant is proposing a public sidewalk on a private property, it should be noted in the condition of approvals.
- Ed Pawlak, said he feels good about the project. He stated that the applicant had addressed the concerns raised. He agrees that feasible and prudent alternative proposed by applicant will improve the wetlands.

Director Baldelli commented that if the project is approved the draft storm water management should be reviewed by the peer review and similarly draft affordability plan should be reviewed by the Planimetrics before recording in the office of Town Clerk.

IWA Peyser said that the revised plans show reduced development in the upland review area. The proposed project has improved the functionality of the wetlands. She added that she agrees peer review comments about the monitoring plan to be increased from two years to five years and annual monitoring report should be submitted.

Atty Jewell stated that the project for the affordable housing will benefit the community.

The Public Hearing was closed at 8:27PM

Inland Wetlands Board

Item II: #2018-065-SP-SR-VDC: Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for building alterations parking area, and associated site work within the upland review area at **23 and 23 ½ Catoonah Street** in the CBD Zone. Statutorily received on October 09, 2018. 35 days to close public hearing is January 08, 2019. Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq.

Planning and Zoning Commission

Item I: #2018-065-SP-SR-VDC: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Village District Application per Section 5.1.D.6. for a mixed use residential and business in the Central Business District to construct total of five (5) residential units where upper level will have three (3) units and lower level will have two (2) units and one (1) business office for a property located at **23 & 23^{1/2} Catoonah Street** in the CBD Zone. Statutorily received on October 09, 2018. 35 days to close a public hearing is January 08, 2019. Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq.

Mr. Cascella motioned, Mr. Hanlon seconded to combine the reviews of the Inland Wetlands Board and the Planning and Zoning Commission Special permit and Village district application. Motion carried 9-0.

Mr. Cascella motioned, and Mr. Hanlon seconded to waive the reading of the Legal notice, Motion carried 9-0.

Atty Jewell presented the application. He said that the property is in the CBD district and the building was previously being used as a restaurant. The application is proposing five residential units and one office. All work will be in the interior of the building with no change in the foot print of the building.

The applicant's consultants presented the application:

- Craig Studer of Studer Designs presented the plans. He said there will be total of five residences, three apartments will be on the main floor and two on the second floor. There will be an office on the main floor. He added that the applicant will clean the stream. IWA Peyser asked if the cleanup includes the removal of sediment. The applicant stated that the cleanup will be of trash and debris by hand only. The planting plan is revised as suggested by the peer review. The air conditioner pad will remain elevated position closer to the stream. The catch basin will be improved and a sump pump will be added to it.
- Atty Jewell stated there is plenty of parking spaces. Currently there are twenty-five (25) spaces, the proposed project will have twenty-four (24) spaces, which still meets the parking regulations.
- Doug Macmillan, Architect, said the designated office will have a powder room but no kitchen area. He said the air conditioner units will be separate for all six units and they can be stacked on the pod.

The peer review consultants presented their reviews:

- Bryan Nesteriak, B& B Engineering, presented the engineer's review. He recommended double rows of silt fence. He stated the air conditioner condenser should be located at a better position and not near the stream.

Alan Pilch, Ridgefield Conservation Commission, suggested that the planting plants should have more native plants versus the exotic plants as proposed by the applicant. There should be extra plantings at the south side of the property. The walkways proposed should use permeable pavers.

Ms. Peyser, IWA, asked if the applicant is proposing work to repair the deteriorating foundation. Mr. Studer said that the building is on piers which does not appear to be crumbling or deteriorating and the applicant would not perform any work on the foundation at this time.

Mr. Baldelli said that VDC approved the plans. He brought to the attention that of the Commission that they should keep in mind although the CDB district allows mixed use, however in this proposal only a small portion of the building is utilized for office the rest is all residential. He asked if any demolition work is going to be performed. Mr. Macmillan stated that the project is interior work only. The work will involve replacing roof, windows, door and siding. He added the two staircases on the outside of the building will be removed.

The Public Hearing closed at 9:28PM.

Hearing no further discussion, the Chair adjourned the meeting at 9:28 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING

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December 04, 2018	Present	Robert Cascella Joseph Dowdell George Hanlon John Katz Charles Robbins Catherine Savoca Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair Mark Zeck
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Also Present: Richard Baldelli, Director of Planning and Zoning
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Daniel Robinson, Assistant Planner
Aarti Paranjape, Recording Secretary

At 9:29 P.M., Chair Mucchetti called the meeting to order.

Item II: #2018-066-SP: Special Permit Application per Section 9.2 per Section 5.2.D.1 of the Town of Ridgefield Zoning Regulations to renovate the existing building including a twenty foot (20') addition to the rear for a property located at **36 Danbury Road** in the B-1 Zone. *Statutorily received on October 09, 2018. 35 days to close public hearing is January 08, 2019. Owner/Applicant: 36 Danbury Road LLC. Authorized Agent: Robert R. Jewell, Esq.*

Mr. Cascella motioned, Mr. Robbins seconded, to waive the reading of the Legal notice, Motion carried 9-0.

Atty Jewell presented the application stating that the project proposes a building addition of twenty feet in length at the south side of the building.

Peter Coffin, Doyle Coffin Architects (DCA), presented the plans. He said that the applicant is proposing to refurbish the exterior of the building. The garage door in the front of the building is to be replaced by windows. The entrance to the garage is from the rear of the building. The scrap metal container will be covered by the fence.

Mr. Baldelli suggested there should be designated sidewalk area.

Mr. Robinson stated a side walk would benefit the pedestrians.

Atty Jewell stated that the applicant is willing to paint the asphalt demarcating the driving path for cars.

The Public Hearing closed at 9:52PM.

Hearing no further discussion, the Chair adjourned the meeting at 9:52 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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December 04, 2018	Present	Robert Cascella Joseph Dowdell George Hanlon John Katz Charles Robbins Catherine Savoca Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair Mark Zeck
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Also Present: Richard Baldelli, Director of Planning and Zoning
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Daniel Robinson, Assistant Planner
Aarti Paranjape, Recording Secretary

Planning & Zoning Commission New Agenda item 1 and 2 were discussed before the Inland Wetlands Board Meeting.

At 10:06 P.M., Chair Mucchetti called the meeting to order.

PENDING ITEMS

1. IF PUBLIC HEARING IS CLOSED: #2018-065-SP-SR-VDC: Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for building alterations, parking area and associated site work within the upland review area at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. *Statutorily received on October 09, 2018. 35 days to render a decision is January 08, 2019. Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

Public hearing is closed.

Mr. Katz motioned, Mr. Hanlon seconded to approve the Summary Ruling application as modified, with an effective date of Dec. 14, 2018. Motion carried 9-0.

2. (Continued) IF PUBLIC HEARING IS CLOSED: #2018-061-AH-SR: Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property

consisting of ±0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 35 days to render a decision is December 12, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

Public hearing closed.

Mr. Fossi motioned, Mr. Robbins seconded, for a Draft Resolution of Approval of Summary Ruling Application, as modified, to be on agenda for December 18, 2018. Ms. Savoca abstained. Motion carried 8-1-0.

3. IF PUBLIC HEARING IS CLOSED: #2018-062-AH-PR: Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing twenty (20) age restricted units on property consisting of ±1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 35 days to close Public hearing is December 12, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

Public Hearing closed.

Mr. Fossi motioned, Mr. Robbins seconded, for a Draft Resolution of Approval for the Plenary Ruling Application, as modified, to be on agenda for December 18, 2018. Ms. Savoca abstained. Motion carried 8-1-0.

NEW ITEMS

1. Election of Board officers.

Ms. Mucchetti stated under the PZC by-laws, in the non-election years, the election of officers must take place at the first meeting in December.

Mr. Katz motioned and Mr. Hanlon seconded, to nominate Ms. Mucchetti as the Chair and Mr. Fossi as Vice Chair of Board for 2018-2019. Ms. Mucchetti and Mr. Fossi abstained. Motion carried 7-0.

2. The Chair asked for a motion to add an item to the agenda to discuss start time for meetings.

Mr. Fossi motioned and Mr. Cascella seconded to raise to agenda discuss the start time for the meetings in 2019. Motion carried 9-0.

After brief discussion the start time was decided to remain at 7:30PM.

BOARD WALKS

No Board walks are scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond releases.

CORRESPONDENCE

There was no correspondence.

MINUTES

For approval:

No minutes were approved.

For distribution:

No minutes for distribution.

PUBLIC HEARINGS

December 04, 2018

- **#2018-065-SP-SR-VDC:** Summary Ruling Application, 23 & 23^{1/2} Catoonah Street
- **(Continued)#2018-061-AH-SR:** Summary Ruling Application, 84 Governor Street, 84 Governor St LLC
- **(Continued)#2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge Road, 62 Prospect Street LLC.

December 12, 2018 (Continued)

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

December 18, 2018

- **#2018-067-AH-SR:** Summary Ruling Application, 28 Great Hill Rd.

Hearing no further discussion, the Chair adjourned the meeting at 10:20 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION

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Also Present: Richard Baldelli, Director of Planning and Zoning
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Daniel Robinson, Assistant Planner
Aarti Paranjape, Recording Secretary

Item 1 and 2 were discussed first for Planning and Zoning Commission meeting before the Inland Wetlands Agenda.

At 9:52P.M., Chair Mucchetti called the meeting to order.

1. IF PUBLIC HEARING IS CLOSED: #2018-065-SP-SR-VDC: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Village District Application per Section 5.1.D.6. for a mixed use residential and business in the Central Business District to construct total of five (5) residential units where upper level will have three (3) units and lower level will have two (2) units and one (1) business office for a property located at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. Statutorily received on October 09, 2018. *65 days to render a decision is February 07, 2019.* Owner/Applicant: *Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

Mr. Zeck motioned, Mr. Robbins seconded to approve the Special Permit and Village District application as modified and presented with conditions. Effective date 12/14/2018 Motion carried 8-1 with Mr. Zeck opposed.

2. IF PUBLIC HEARING IS CLOSED: #2018-066-SP: Special Permit Application per Section 9.2 per Section 5.2.D.1 of the Town of Ridgefield Zoning Regulations to renovate the existing building including a twenty foot (20') addition to the rear for a property located at **36 Danbury Road** in the B-1 Zone. *Statutorily received on October 09, 2018. 65 days to*

*render a decision is February 07, 2019. Owner/Applicant: 36 Danbury Road LLC.
Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

Mr. Katz motioned, Mr. Zeck seconded, to approve the Special Permit application as modified. Effective date December 14, 2018. Motion carried 9-0.

- 3. (Continued) IF PUBLIC HEARING IS CLOSED: #2018-061-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes (Affordable Housing) for construction of sixteen (16) age restricted units, of which 30% of the units shall be affordable on property consisting of ± 0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 65 days to render a decision is January 11, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

Mr. Fossi motioned, Mr. Zeck seconded to have a Draft Resolution of Approval for an affordable housing application to be on agenda for December 18, 2018. Motion carried 8-1-0, with Ms. Savoca abstaining.

- 4. IF PUBLIC HEARING IS CLOSED: #2018-062-AH-PR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes (Affordable Housing) for construction of twenty (20) age restricted units, of which 30% of the units shall be affordable on property consisting of ± 1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 65 days to render a decision is January 11, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

Public Hearing was closed.

Mr. Hanlon motioned, Mr. Zeck seconded, for a Draft Resolution of Approval for the Affordable housing application, to be on the agenda for December 18, 2018. Motion carried 8-1-0, with Ms. Savoca abstaining.

NEW ITEMS

- 1. #2018-082-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 to add a second sign "Pilates Barre" on the east side of the building measuring 11.66 square feet at **35 Danbury Road** in the B-1 Zone. *Owner: Eppoliti Realty Co, Inc. Applicant: Sharon McSpedon. For receipt and possible discussion and action.*

Mr. Zeck motioned and Mr. Katz seconded, to approve the second sign as presented. Effective date 12/14/2018. Motion carried 9-0.

2. POCD discussion on economic development and market assessment.

Glenn Chalder, Planimetrics consultant planner, discussed the economic and market assessment study proposed for POCD. Members discussed and agreed that study is relevant. It was agreed that the study format used by the Town of Hamden would help determine if an economic study is needed for the Town of Ridgefield. The members agreed to discuss on December 18, 2018 meeting.

3. Election of Commission officers.

Mr. Katz motioned and Mr. Hanlon seconded, to nominate Ms. Mucchetti as Chair and Mr. Fossi as Vice chair of the Planning and Zoning Commission for 2018-19. Ms. Mucchetti and Mr. Fossi abstained. Motion carried 7-2-0.

COMMISSION WALKS

No Commission walks are scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release.

CORRESPONDENCE

1. 55 Catoonah Street, Peer review engineer comments.
2. News article on New Canaan modifying their regulations regarding office space on first floor.
3. Revised plans for 28 Great Hill Road.
4. Various AAC minutes for November 27, 2018 meeting.

MINUTES

For Approval:

No minutes were approved.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

December 04, 2018

- **#2018-065-SP-SR-VDC:** Special Permit Application, 23 & 23^{1/2} Catoonah Street, Sturges Properties LLC.
- **#2018-066-SP:** Special Permit Application, 36 Danbury Road, 36 Danbury Road LLC.
- **(Continued) #2018-061-AH-SR:** Affordable Housing application, 84 Governor Street, 84 Governor Street LLC
- **(Continued) #2018-062-AH-PR:** Affordable Housing application, 62 Prospect Ridge Road, 62 Prospect Ridge LLC

December 12, 2018 (Continued)

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

December 18, 2018

- **#2018-067-S-AH-SR:** Subdivision and Affordable Housing Application, 28 Great Hill Road, CV Building Concepts Inc.
- **#2018-070-SP:** Special Permit Application, 54 Catoonah Street, St Mary's Corporation.

Hearing no further discussion, the Chair adjourned the meeting at 10:33 P.M.

Respectfully Submitted,

Aarti Paranjape