

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 12, 2018

Present: Joseph Dowdell
George Hanlon
John Katz
Charles Robbins
Mark Zeck
Joseph Fossi, Vice Chair
Rebecca Mucchetti, Chair

Recused: Robert Cascella
Catherine Savoca

Also Present: Thomas Beecher, Inland Wetland Board/Planning and Zoning Commission Counsel
Richard Baldelli, Director of Planning and Zoning
Beth Peyser, Inland Wetlands Agent/Conservation Enforcement Officer
Aarti Paranjape, Office Administrator

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

Ms. Mucchetti gave an overview of the evening's continued Inland Wetlands application for Plenary ruling. Ms. Mucchetti stated the applicant has withdrawn both the Special Permit applications. Therefore, zoning topics such as light, sound noise, traffic and other special permit criteria have become moot.

The following correspondence specific to the Plenary Ruling Application was received since the Nov. 29, 2018 Public Hearing:

- 1. Letter from John Pinchbeck regarding the onsite pond**
- 2. Attorney Jewell's letter for the withdrawal of both Special Permit applications.**
- 3. Attorney Olson's letter.**
- 4. Letters from Public presented to the table before the Public Hearing began**

PLANNING AND ZONING COMMISSION

Item I: (Continued) **#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 a Recreational Use – a private club “Ridgefield Winter Club” and per Section 3.4.D.1. Illuminated Outdoor Recreation facility and Section 7.5. Excavation, filling and grading, and use of portable crusher and screener for the property consisting of +/- 5.966 acres located at **340 Peaceable Street** in the RAAA Zone. *Statutorily received on July 24, 2018. Public hearing held on September 04, 2018. 35 days to close a public hearing is October 09, 2018. Owner: Peaceable, LLC.*

Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.

Item II: **#2018-075-SP:** Special Permit application per Section 9.2 of the **Town** of Ridgefield Zoning Regulations per Section 3.4.D.1 for exterior lighting on the poles which exceed fourteen feet (14) in height for the property located at **340 Peaceable Street** in the RAAA Zone. *Statutorily received on October 23, 2018. Public hearing held on November 13, 2018. 35 days to close a public hearing is December 18, 2018. Owner: Peaceable LLC. Applicant: Rising Ridge Inc. Authorized Agent: Robert R. Jewell, Esq*

Both Special Permit Applications under Planning and Zoning Commission were withdrawn.

INLAND WETLANDS BOARD

Item I: **(Continued) #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 activities in the upland review area and in inland wetland or watercourses for a property consisting of +/- 5.966 acres located at **340 Peaceable Street** and within the adjacent Town of Ridgefield Right-of-way in the RAAA Zone. *Statutorily received on July 24, 2018. Public hearing held on September 04, 2018. 35 days to close a public hearing is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*

Under technical correspondence, Director Baldelli stated that the proposed private club is a permitted use under the zoning regulations. He read the letter by Aquarion Water Company stating that the application meets the erosion and sediment control measure. The application meets the requirements of the health code for the construction of Septic systems. He read the comments by the Health Department, which stated that the application meets the health requirements. He added that if the application is approved and the construction is performed as stated in the erosion and sediment control phasing plans, he does not anticipate any offsite negative sediment impact during the construction process.

IWA Peyser made comments regarding the changes and modifications presented by the applicant on November 13, 2018 public hearing. Ms. Peyser stated that the revised plans show no significant negative impact on the wetlands. The reduced activity has also minimized the impact to the upland review area.

Public comments were taken beginning at 7:11PM.

Attorney Beecher explained the applicant has withdrawn both the Special Permit applications. The Board has a pending Plenary Ruling application. The Planning & Zoning Commission does not have any applications to review.

Attorney Jewell, presented closing remarks on behalf of the applicant, stating that the applicant has withdrawn both the Special Permit applications. The wetlands application is the only application in front of the Inland Wetlands Board. The application meets all criteria stated within the Inland Wetlands and

Watercourses Regulations. He said that the application has no significant activity in the wetland and there is no negative impact to the wetlands, however according to the environmental and engineering peer review, the site will be improved by the activity. He said that the proposed activity will only improve the site.

The Public Hearing was closed at 8:07 PM

Hearing no further discussion, the Chair closed the Public Hearing at 8:07 PM.

Respectfully Submitted,

Aarti Paranjape

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At 8:11PM, Chair Mucchetti called the meeting to order.

PENDING ITEMS

Item I: Discussion and possible action on Petition to Intervene filed by Jeffrey and Jennifer Hansen and finding of Intervenor status.

A petition to intervene was filed with the Inland Wetlands Board by Jefferey and Jennifer Hansen of 84 Old South Salem Road:

In acting on the petition, the Board must find that the Intervention:

1. Must have a verified petition.
2. Is a verified pleading as required under CGS 22a-19;
3. It alleges specific facts and claims connecting the proposed activity to a reasonable likelihood of unreasonable pollution, impairment or destruction of a wetland or watercourse which is within the jurisdiction of the Board to consider.

Mr. Fossi motioned and Mr. Zeck seconded to approve the Hansen's intervenor status in the proceedings before the Inland Wetlands Board. Motion carried 7-0.

Hearing no further discussion, the Chair adjourned the meeting 8:15PM.

Respectfully Submitted,

Aarti Paranjape

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At 8:15 P.M., Chair Mucchetti called the meeting to order.

PENDING ITEMS

Item I: Discussion and possible action on Petition to Intervene filed by Jeffrey and Jennifer Hansen and finding of Intervenor status.

The Special permit application was withdrawn, therefore, the intervention pleading becomes moot. No action is necessary.

Hearing no further discussion, the Chair adjourned the meeting 8:16PM

Respectfully Submitted,

Aarti Paranjape