

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD

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

January 08, 2019

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

Absent: Robert Cascella  
Catherine Savoca

Also Present: Thomas Beecher, Inland Wetland Board Counsel  
Beth Peyser, Inland Wetland Agent  
Richard Baldelli, Director of Planning and Zoning  
Daniel Robinson, Assistant Planner  
Aarti Paranjape, Recording Secretary

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

Ms. Mucchetti gave an overview of the meeting and the order in which the agenda items were to be discussed.

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #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  $\pm$  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 and continued on following dates September 25, October 16 & 30, November 13, 27 & 29, 2018. Public hearing closed on December 12, 2018. 35 days to render a decision is January 16, 2019. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC. For discussion and possible action.*

**Mr. Cascella is recused and Ms. Savoca has abstained from participation in the Plenary application for 340 Peaceable St and were not in attendance.**

Atty. Thomas Beecher explained the legal aspects the Board must consider when making a decision for approval or denial of the wetlands application. He stated the Board may combine the votes for both the intervention and the application.

Ms. Beth Peyser, Wetland Agent, stated that the Board should deliberate the offsite activity along the Mill River and the onsite work in the Upland Review Area. The IWB discussed the merits of the application which took into account the applicant's modifications to the original submission.

Atty. Beecher suggested conditions of approval if the Board chose to approve the Application.

The Board took the following vote:

**Mr. Hanlon motioned, Mr. Katz seconded, to approve the Plenary Ruling application and that the Intervention Petitioners have not met the burden to prove that the activities as engineered, proposed and modified will result in a reasonable likelihood of unreasonable pollution, impairment or destruction of natural resources. Effective date is 01/18/2019. Motion carried 4-3.**

## **NEW ITEMS**

**1. #2019-002-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to remedy a violation (XR #2018-086-WV) for the activity performed in the wetlands and upland review without permits at the property located at **28 Branchville Road** in the R-20 Zone.  
*Owner/Applicant: Andrew Blieden. Authorized Agent: Jason Cipriono. For receipt and scheduling a site walk*

**Mr. Katz motioned, Mr. Robbins seconded to receive the Summary Ruling application and schedule a walk for 01/20/2019. Motion carried 7-0.**

## **BOARD WALKS**

**January 20, 2019**

- **#2019-002-SR**, 28 Branchville Road, Andrew Blieden

## **MINUTES**

No Minutes for Approval.

Minutes for January 02, 2019 were distributed.

Hearing no further discussion, the Chairman adjourned the meeting at 8:11 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION

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

January 08, 2019

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

Absent: Robert Cascella  
Catherine Savoca

Also Present: Richard Baldelli, Director of Planning and Zoning  
Daniel Robinson, Assistant Planner  
Aarti Paranjape, Recording Secretary

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

**PENDING ITEMS**

1. **#2018-076-REV(S):** Revision to the Subdivision Adopted resolution of approval to modify condition number four (4) for property located at **25 Stonewall Lane** in the RAA Zone. *Statutorily received on November 07, 2018. Owner: Mr. Sasha Hassa Bakhru & Seema Bakhru. For discussion and action.*

Agent Peyser explained that a citation was issued by the Conservation Enforcement Officer for an open space easement violation, where a pool fence was erected within the Conservation Easement.

The Conservation Commission suggested a 2:1 land swap as the remedy to violation.

Attorney Patrick Walsh, representing the property owner, said that his client agreed to take approximately 300 sf of land and give the Conservation approx 600 sf of land on the eastern section of the property which complies with the 2:1 swap. The Conservation Commission is in favor of this application.

**Mr. Katz motioned, Mr. Fossi seconded, to approve the revision to the Subdivision as presented and a modification to the Adopted resolution to the Subdivision. Motion carried 7-0.**

**NEW ITEMS**

1. Internship. % Mr. Robbins

Mr. Robbins discussed his idea about introducing an Internship program for the Planning and Zoning Department. He has been working with the Dean of Trinity College's Urban Planning department and the college has recommended a student who will work as an intern for the Spring Semester. The intern will be in the office once a week during the semester to learn the functions of the Planning & Zoning Department. The intern will work with the Director, Wetlands Agent, Assistant Planner and Office Administrator and may attend a few Planning and Zoning meetings.

The Commission members commended Mr. Robbins for the project and his efforts to bring it to fruition.

2. **#2019-001-S-SP:** Subdivision Application for a 2-lot subdivision of  $\pm$  0.452 acres of land, Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations, for an access way serving four lots (3 existing lots and one created due to subdivision) located at **167 and 173 High Ridge Avenue** in the R 7.5 Zone. *Applicant: RJR Builders, LLC. Owner: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. For receipt, scheduling of a site walk, and scheduling of public hearings.*

**Mr. Fossi motioned, Mr. Hanlon seconded, to receive the Subdivision and Special Permit Applications and to retain engineering peer review. A site walk is scheduled for 01/20/2019 and the Public Hearing is scheduled for 02/26/2019. Motion carried 7-0.**

3. **The Chair asked for a motion to add an item to the agenda.**

**Mr. Katz motioned and Mr. Zeck seconded to raise an item to agenda. Motion carried 7-0.**

Ms. Mucchetti said that the Ridgefield League of Women Voters have asked the PZC to present at their April meeting. She accepted the invitation and will let the commission know when there is more information as to date, time and place.

## **COMMISSION WALKS**

### **January 20, 2019**

- **#2018-083-SP**, 44 Highview Dr. Patrick Biehl.
- **#2019-001-S-SP**, 167 & 173 High Ridge Ave, St.Mary's Corporation

## **MINUTES**

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

## **CORRESPONDENCE**

1. Five emails from residents in regard to Senior Park concept and sewer allocation.

## **PUBLIC HEARINGS**

### **January 22, 2019**

- **(Continued )#2018-070-SP**, Special Permit Application, 54 Catoonah Street. St. Mary's Corporation

### **February 12, 2019**

- **#2018-083-SP**, Special Permit application, 44 Highview Drive, Patrick Biehl.

### **February 26, 2019**

- **#2019-001-S-SP**, Special Permit application, 167 &173 High Ridge Ave, St. Mary's Corporation.

Hearing no further discussion, the Chair adjourned the meeting at 8:29 P.M.

Respectfully Submitted,

Aarti Paranjape