

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

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

January 22, 2019

Present

Robert Cascella  
Joseph Dowdell  
George Hanlon  
John Katz  
Charles Robbins  
Catherine Savoca  
Rebecca Mucchetti, Chair  
Joseph Fossi, Vice Chair

Absent

Mark Zeck

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

At 7:30 P.M., Chair Mucchetti called the meeting to order. Ms. Mucchetti gave an overview of the meeting and explained the process of public hearing and IWB/PZC procedures.

**Planning and Zoning Commission**

**Item I: (Continued) #2018-070-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.2 to add an indoor gathering space (including an accessible entry area and bathroom facilities) to the southeast corner of the church and a smaller addition to the northeast corner, with associated demolition and other building and site work for a property located at 54 Catoonah Street in the R7.5 Zone. *Statutorily received on October 16, 2018. Public hearing held on December 18, 2018. 35 days to close a public hearing is January 22, 2019. Owner/Applicant: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq.*

**Mr. Fossi and Ms. Savoca were recused from this application, they left the room at 7:36PM.**

Atty. Jewell presented the revised plans where he discussed the revised parking spots. He stated that two new handicap parking spots are being created which are ADA compliant. He said the handicap parking spots will be increased to four handicap parking spaces.

On behalf of the applicant, Engineer Robert Pryor, LandTech, presented the revised stormwater plans. He stated the revised plans show a new location for the stormwater management system which will be an underground retention system on the west side of the property. Mr. Pryor said that the applicant has agreed to the suggestions made by the peer review engineer Mr. Nesteriak. He said the two proposed parallel parking spaces being added alongside the driveway will be pervious which will not add to the already existing impervious surfaces.

Mr. Bryan Nesteriak of B& B Engineering, PZC peer review engineer, stated he has no objection to the changes. He stated that an arborist should be consulted to make sure that installation of the proposed underground stormwater system does not cause any trauma to the existing two mature trees. He added that the maintenance of the stormwater system should be monitored periodically and monitoring should be stated as a condition of approval. He said that the pervious pavers for the new parking spaces are a good idea.

Mr. Katz asked if the applicant considered the comments made by the AAC Chair, Architect Mr. Kinnear. The applicant's architect Mr. Fallatico stated that the concerns raised by AAC were discussed with the client and after much thought the applicant has decided to make no changes to the architecture of the proposed addition.

One neighbor, was supportive of the project stating that the revised position of the stormwater system will have no impact to the immediate neighbors as opposed to the stormwater system shown on the original plans.

Mr. Jewell gave the closing remarks stating that the Church has been at this location long before the Special Permit criteria was adopted by the Town and the proposed addition will be an asset to the parishioners and the people using the worship area. He added that there is no increase in traffic and the building maintains the historical charm in the Town.

**Public hearing closed at 8:14PM.**

**Item II: #2018-085-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to amend Section 5.1.D.6 - residential uses in the same building as commercial uses. *Statutorily received on January 02, 2019. Commission Initiated.*

Mr. Baldelli gave an overview of the proposed amendment. He stated that a recent application prompted the proposed amendment in the CBD district. The amendment will allow property owners in the CBD district to use the first floor and the basement for the commercial uses only and the second floor and/or third floor that may be used for residential purposes. The proposed amendment also addresses adequate parking does not have to be onsite.

Mr. Arnold Light and Mr. John Devine of Ridgefield Economic and Community Development Commission, ECDC were in favor of the proposed amendment.

**Public Hearing was closed at 8:27PM.**

Hearing no further discussion, the Chair adjourned the meeting at 8:27 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD

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January 22, 2019

Present: Joseph Dowdell  
George Hanlon  
John Katz  
Charles Robbins  
Rebecca Mucchetti, Chair  
Joseph Fossi, Vice Chair  
Robert Cascella  
Catherine Savoca

Absent: Mark Zeck

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 8:28 PM Chairman 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. #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. *Statutorily received on January 08, 2019. Site walked on January 20, 2019. Owner/Applicant: Andrew Blieden. Authorized Agent: Jason Cipriano. For discussion and possible action.*

Inland Wetland Agent Ms. Beth Peyser stated that the after the fact application was to remedy a violation for activity performed without permits near the wetlands area. She stated that the applicant performed the activity to mitigate the flooding of basement caused by the recent storm events.

Mr. Cipriano explained that a collapsed footing drain which was causing the flooding in the basement of the property had been repaired. Despite the sump pump discharging thousands of gallons of water, the basement got flooded due to the damaged drain pipe. The work performed caused minimum earth disturbances.

Ms Peyser stated that the planting plan in the wetlands area will mitigate the activity performed. Ms. Peyser added that the plantings should be finished by June 01, 2019.

Applicant agreed to the suggestions stated by the wetlands agent.

**Mr. Katz motioned, Mr. Hanlon seconded to approve the Final Resolution for Summary Ruling application with conditions. Effective date 02/01/2019. Motion 8-0.**

#### **NEW ITEMS**

No new items were received.

#### **BOARD WALKS**

No Board walks were scheduled.

#### **CORRESPONDENCE**

No correspondence was received.

#### **MINUTES**

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

**Mr. Fossi motioned, Mr. Katz seconded, to approve the Meeting Minutes for Inland Wetlands Board held on January 02, 2019. Motion carried 8-0.**

**Mr. Katz motioned, Mr. Dowdell seconded, to approve the Meeting Minutes for Inland Wetlands Board held on January 08, 2019 as amended. Mr. Cascella and Ms. Savoca recused. Motion carried 6-0-2.**

Hearing no further discussion, the Chairman adjourned the meeting at 8:37 P.M.

Respectfully Submitted,

Aarti Paranjape

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PLANNING AND ZONING COMMISSION

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Robert Cascella  
Catherine Savoca  
Charles Robbins  
Rebecca Mucchetti, Chair  
Joseph Fossi, Vice Chair

Absent: Mark Zeck

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

At 8:37 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2018-070-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.2 to add an indoor gathering space (including an accessible entry area and bathroom facilities) to the southeast corner of the church and a smaller addition to the northeast corner, with associated demolition and other building and site work for a property located at **54 Catoonah Street** in the R7.5 Zone. *Statutorily received on October 16, 2018. Public hearing held on December 18, 2018 and January 22, 2019. 65 days to render a decision is March 28, 2019. Owner/Applicant: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

Mr. Baldelli stated that as a condition of approval a draft stormwater system should be submitted and approved by the peer review engineer prior to being filed in the office of Town Clerk. The Commission agreed that condition of approval should include: the two additional parallel parking spaces shall be of pervious material; an arborist shall be consulted before the construction of the proposed underground stormwater system which is close to two existing mature trees; and a maintenance plan including monitoring of the stormwater system shall be submitted.

**Mr. Robbins motioned, Mr. Hanlon seconded, to approve the Special Permit Application with conditions of approval. Mr. Katz and Mr. Cascella voted against the motion; Mr. Fossi and Ms. Savoca recused. Effective date 02/01/2019. Motion carried 4-2-2.**

- 2. IF PUBLIC HEARING IS CLOSED: #2018-085-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to amend Section 5.1.D.6 - residential uses in the same building as commercial uses. *Statutorily received on January 02, 2019. Commission Initiated. For discussion and action.*

**Mr. Fossi motioned, Mr. Cascella seconded approve Regulation Amendment as presented. Effective date 02/01/2019. Motion carried 8-0.**

## **NEW ITEMS**

- 1. 2019-003-PRE:** Pre-submission concept to discuss the potential expansion of sewer allocation to properties located at 217, 221, 233, and 249 Danbury Road. *For discussion.*

Mr. Marty Handshy presented the concept of bringing a development for a fifty-five plus (55+) community near the Founders Hall and Recreation Center property, provided that sewer lines are allocated to the properties. He said that the community is in need of the homes for that age group. The development will be within walking distance to many of the town's amenities. A project on this scale can be possible only if there is access to the sewer. He said that the WPCA would like to know the PZC's view on such projects before deciding whether to expand the sewer district. Mr. Handshy added that he has approached the WPCA to extend the sewer lines to these properties.

Ms. Mucchetti suggested that all three Boards/Commission, the BOS, WPCA and PZC should have a group discussion to deliberate on matters like these.

Commission members agreed that discussion should continue with other Boards to gather a broader perspective.

## **COMMISSION WALKS**

### **Walks rescheduled to February 03, 2019**

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

## **MINUTES**

### **For Approval:**

**Mr. Katz motioned, Mr. Fossi seconded, to approve the Meeting Minutes for Planning and Zoning Commission meeting on January 02, 2019. Motion carried 8-0.**

**Mr. Fossi motioned, Mr. Hanlon seconded, to approve the Meeting Minutes for Planning and Zoning Commission meeting held on January 08, 2019 as amended. Mr. Cascella and Ms. Savoca recused. Motion carried 6-0-2.**

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

There were no requests for bond release.

### **CORRESPONDENCE**

1. Chapter 04 and 05 for POCD discussion.

### **PUBLIC HEARINGS**

#### **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 Chairman adjourned the meeting at 9:28 P.M.

Respectfully Submitted,

Aarti Paranjape