

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
SPECIAL MEETING PUBLIC HEARING

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

February 19, 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
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: #2018-083-SP: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for a Major Home Occupation per Section 3.3.D.1 to store two trailers and an insert salt/sand spreader used for a landscaping business located at **44 Highview Drive** in the RAA Zone. *Statutorily received on December 18, 2018. Site walked on February 03, 2019. 35 days to close public hearing is March 19, 2019. Owner/ Applicant: Patrick Biehl.*

Mr. Baldelli read the legal notice. He stated that after an investigation, in response to the neighbors' complaint, the applicant was given an option to stop the activity or apply for the Major Home occupation permit. The applicant chose to apply for a Special Permit for Major home occupation.

The Applicant, Mr. Biehl, informed the Commission about his home occupation. He has two trailers and an insert salt sander when not in use on the truck stays on the trailer. He added during the active season he uses the trailer on an average once a week. The trailers will be stored towards the back of the property which is naturally screened by arborvitae.

Mr. Baldelli added the property looks substantially different at the present time than at the time of the complaint.

Four neighbors spoke against the application. They expressed concerns for the safety of neighborhood stating that the trailers and other equipment have been parked and stored close to the street and generated multiple vehicle trips.

Public hearing closed at 8:05PM

Hearing no further discussion, the Chair adjourned the meeting at 8:05 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD
SPECIAL MEETING

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

February 19, 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
Daniel Robinson, Assistant Planner
Aarti Paranjape, Recording Secretary

At 8:06 PM Chair Mucchetti called the meeting to order. Ms. Mucchetti gave an overview of the meeting and the order in which the agenda items were discussed.

PENDING ITEMS – There were no pending items.

NEW ITEMS

1. Legal Notice fees, discussion possible vote. % Director

Mr Baldelli informed the Board that the Legal notice fees were increased by the Ridgefield Press upon being acquired by Hearst Publications. The legal notice fees are now double and are paid by the applicant when submitting an application. According to the Board Counsel Mr. Beecher, the fee schedule can be updated by the Board members by taking vote.

Mr. Katz motioned and Mr. Dowdell seconded, to approve the change in the legal notice fees. Motion carried 8-0.

2. #2019-004-REV (SP)(VDC)(SR): Revision to Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the construction of a wheelchair accessible entrance ramp and to enclose a small porch area to enlarge the bathroom to meet ADA requirements within the upland review area at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. *Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

Discussion on the Revision to Summary Ruling application will be on the Agenda for March 12, 2019.

- 3. #2019-012-SP-FP-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to conduct regulated activities to remedy an outstanding violation in wetlands and upland review area of wetlands for a property located at **865 Ethan Allen Highway** in the B-2 Zone.
Owner/Applicant: Kelly Molony, Executrix of the Estate of Michael Venus. Authorized Agent: Peter S. Olson, Land Use & Conservation Counsel. For receipt.

Mr. Hanlon motioned, Mr. Cascella seconded, to receive the Summary Ruling application, schedule a Site walk for March 17 with a snow date at March 24, and a Public Hearing for March 26, 2019. Motion carried 8-0.

BOARD WALKS

No Board walks.

MINUTES

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded, to approve the Meeting Minutes for January 22, 2019. Motion carried 8-0.

Hearing no further discussion, the Chair adjourned the meeting at 8:13 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
SPECIAL MEETING

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

February 19, 2019

Present: Joseph Dowdell
George Hanlon
John Katz
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 8:13 PM Chair Mucchetti called the meeting to order.

For the record, item 1 under Pending Item was discussed after all the New Items were addressed.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2018-083-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for a Major Home Occupation per Section 3.3.D.1 to store two trailers and an insert salt/sand spreader used for a landscaping business located at **44 Highview Drive** in the RAA Zone. *Statutorily received on December 18, 2018. Site walked on February 03, 2019. 65 days to render a decision is April 18, 2019. Owner/ Applicant: Patrick Biehl. For receipt.*

Upon discussion by the members of the Commission it was decided to add specific conditions of approval for the home occupation application. In an event the applicant does not abide by the conditions, the Special permit may be revoked. The Draft resolution will be presented for review and action at the February 26, 2019 meeting.

Mr. Hanlon motioned, Mr. Fossi seconded, for a Draft Resolution of Approval for Major Home Occupation application with conditions. The Draft Resolution of approval to be presented to Commission on February 26, 2019. Motion carried 6-2. Mr. Robbins and Mr. Cascella voted against the motion.

NEW ITEMS

1. Discussion on Renewable energy. % Chair and Director.

Ms. Mucchetti said the discussion for the topic on renewable energy was prompted due to the ZBA decision against the Zoning permit issued by the ZEO for the Solar Array panels as an accessory outbuilding.

Ms. Mucchetti added that under POCD the Commission will be discussing the sustainability aspects of the renewable energy. The Commission will discuss regulating renewable energy under Zoning regulations.

Mr. Marconi, the First Selectman and the Ex-Officio, said that the before the Board of Selectman proceeds with an ordinance to address Solar arrays/ renewable energy structures, the BOS would like to know if the Planning & Zoning Commission would consider adopting a zoning regulation for the renewable energy structures.

He added that he can introduce two experts who have knowledge about renewable energy and the regulations which have been adopted by other towns in Connecticut.

The Commission agreed that a public information session will be helpful where the experts and members of the public can discuss renewable energy and the Commission can gather more appropriate information before they decide whether to adopt or amend a zoning regulation for renewable energy structures.

The Commission unanimously agreed to hold a Special public information session. At this session, Mr. Marconi will bring two experts, Mr. Vidich and Mr. Escola who will present on renewable energy, uses, construction, etc. A Special meeting for the informational Public Session to discuss the renewable energy will be held on March 19, 2019 at 7:00PM.

2. Discussion on proposed amendment for residential structures. % Director.

Mr. Baldelli said that Section 3.4 - Accessory Structures, needs to be amended, noting that there are weaknesses in the existing regulations that came to light during the ZBA review of an appeal to a zoning permit he had issued. He added that in order to issue permits for accessory structures, the section need to be amended, and until a new amendment for accessory structures is adopted by the PZC, permits cannot be issued by Zoning Department.

Mr. Cascella motioned and Mr. Hanlon seconded to hold a Public hearing for the proposed amendment on March 12, 2019. Motion carried 8-0.

3. Legal Notice fees, discussion possible vote. % Director

Mr. Baldelli explained that legal notice fees were increased by the Ridgefield Press upon being acquired by Hearst Publishing. The applicant covers the cost of the Legal notices when they submit an application. In order to cover the increased cost of the notices, the application fees have to be updated. Commission members voted to agree to increase the Legal notice fees.

Mr. Katz motioned and Mr. Robbins seconded, to approve the increase in fees for legal notices. Motion carried. 8-0.

4. Stormwater Agreement and Plan. % Director

Mr. Baldelli stated that as a component of a Special Permit, Subdivision or Wetlands Board approvals, Commission/Board requires an applicant to submit a Stormwater Management agreement and plan. These plans are then sent to the peer review engineer at additional cost to the applicant. The Department created a Stormwater Agreement and Plan. The agreement and plan had input from a professional engineer. The Stormwater Agreement and Plan will also be helpful to the Town's MS4 Stormwater Management. Going forward the agreement and plan will be a template for all IWB/PZC approvals that require a stormwater agreement and plan. The developer of 35 Old Quarry used this newly created agreement and plan for their project.

- 5. #2019-004-REV (SP) (VDC) (SR):** Revision to 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 construction of a wheelchair accessible entrance ramp from the parking lot and to enclose a small portion of porch to enlarge a bathroom in the office to meet the ADA requirements for a property located at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. *Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

Revision to Special Permit and Village District Application will be on the agenda for discussion March 12, 2019.

- 6. #2019-006-REV(SP)VDC:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Village District Application per Section 5.1.D.6. to place two(2) signs one on awning and second, blade sign facing Main street for Tablao Wine Bar & Restaurant located at **426 Main Street** in the CBD zone. *Owner: Urstadt Biddle Properties, Inc. Applicant/Authorized Agent: Ray McClelland for A to Z Signs, Inc. For receipt.*

Revision to Special Permit and Village District Application will be on agenda for discussion February 26, 2019.

- 7. #2019-007-VDC:** Village District Application per Section 5.1.D.6. of the Town of Ridgefield Zoning Regulations for a building/ wall sign for a retail business "Hers Modern Boutique" located at **448 Main Street** in the CBD Zone. *Owner: Urstadt*

Biddle Properties, Inc. Applicant/Authorized Agent: Ray McClelland for A to Z Signs, Inc. For receipt, discussion and possible action.

Village District application will be on the agenda for discussion February 26, 2019.

8. **#2019-008-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for exterior renovations for replacing two large windows with collapsible doors and a new picture window on the side elevation for a property located at **90 Danbury Road** in the B-2 Zone. *Owner: Commerce Park JV LLC. Applicant: Posa, Carolyn Coleman. For receipt, discussion and possible action.*

Revision to Special Permit application will be on the agenda for discussion February 26, 2019.

9. **#2019-009-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to revise the stormwater management plan for a property located at **509 Main Street** in the MSDD zone. *Owner/Applicant: 509 Main St., LLC. Authorized Agent: Michael Eppoliti. For receipt and approve the peer review consultation.*

Mr. Fossi motioned, Mr. Cascella seconded, to receive the Revision to Special Permit and to approve the peer review consultation fees. Motion carried 8-0.

10. **#2019-010-VDC:** Village District Application per Section 5.1.D.6. of the Town of Ridgefield Zoning Regulations for exterior renovations to install four windows on east side and two windows on the west side of the building for a property located at **16 Bailey Avenue** in the CBD zone. *Owner/Applicant: Vanacker Partners LLC. For receipt, discussion and possible action.*

Village District Application will be on the agenda for discussion February 26, 2019.

11. **#2019-012-SP-FP-SR:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Site Plan Application for Floodplain Development under Section 11.5 to restore an area of property which was disturbed without permits and approval of a contractor yard for property located at **865 Ethan Allen Highway** in the B-2 Zone. *Owner/Applicant: Kelly Molony, Executrix of the estate of Michael Venus. Authorized Agent: Peter S. Olson, Land Use & Conservation Counsel. For receipt.*

Mr. Fossi motioned, Mr. Cascella seconded, to receive the Special permit and Flood Plain application, schedule a Site walk for March 17 with snow date of March 24, 2019, and a Public hearing for March 26, 2019. Motion carried 8-0.

COMMISSION WALKS

No walks are scheduled.

MINUTES

For Approval:

Mr. Cascella motioned, Mr. Hanlon seconded, to approve the Minutes for Planning and Zoning Commission Public Hearing on January 22, 2019. Motion carried 8-0.

Mr. Hanlon motioned, Mr. Dowdell seconded, to approve the Minutes for Planning and Zoning Commission meeting on January 22, 2019. Motion carried 8-0.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

1. Letters from the Attorney Ainsworth and Attorney Mason for the Solar Arrays issues.
2. Letter from Frank Fowler for 509 Main Street Stormwater Management.
3. Insert for the updated Zoning Regulation.
4. CDOT letter for the status of the Main Street improvements.
5. Quarterly Newsletter CFPZA
6. Invitation to Commission member for CFPZA Annual Conference.

PUBLIC HEARINGS

February 19, 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 9:27 P.M.

Respectfully Submitted,

Aarti Paranjape