

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.

July 9, 2019	Present:	John Katz Rich Vazzana Joseph Dowdell Catherine Savoca George Hanlon Rebecca Mucchetti, Chair
	Absent:	Mark Zeck
	Recused:	Joseph Fossi, Vice Chair Charles Robbins

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

At 7:30 p.m. Chair Mucchetti called the meeting to order. Ms. Mucchetti gave an overview of the meeting, agenda order and an explanation of the public hearing process. It was noted that Mr. Fossi and Mr. Robbins are recused on the 800 Ethan Allen Highway application and were not in attendance.

INLAND WETLANDS BOARD

Item I: #2019-043-REV(SP)(SR): Revision to Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a self-storage facility with associated site work within the upland review area of wetlands at a property consisting of approximately 2.97 acres at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. 35 days to close a Public hearing is August 13, 2019.*
Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq.

PLANNING AND ZONING COMMISSION

Item I: #2019-043-REV(SP)(SR): Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.3.D.7 to construct a self-

storage facility within a locally defined aquifer at a property of approximately 2.97 acres and located at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. 35 days to close a public hearing is August 13, 2019.* Owner: BBD, LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq.

Mr. Hanlon motioned, Mr. Vazzana seconded, to combine the Summary Ruling Application and the Special Permit Application. Motion carried 6-0.

Mr. Baldelli read the legal notices.

Attorney Robert Jewell presented the application. He submitted documentation for the record showing the notifications to: the Norwalk Second District Water Company, The Department of Public Health and owners of property within 100 feet of the subject property. Mr. Jewell's presentation included that the undeveloped portion of the property would be protected from further development by a private open space easement and would not be deeded to the Town as public open space.

Mr. Michael Mazzucco, Project Engineer, presented the site plans.

Mr. Chuck Saber, Principal of the Applicant, presented the architectural plans, incorporating suggestions made by the AAC.

Mr. Steve Sapola, Traffic Engineer, presented a traffic report of the potential impact of the proposed Self Storage Facility during and after construction.

Mr. Chris D'Angelis, Professional Engineer, presented the peer review reports.

Mr. Baldelli's comments included questions about the proposed retaining wall and the clarity of the phasing plan. Mr. Baldelli also said that the Water Pollution Control Authority confirmed that they would grant approval of the project. Mr. Baldelli also said that geotechnical comments would be needed in time for thorough review before the next hearing on July 30, 2019.

Comments from the public included needing clarification of the requirements of the B-2 zone, perimeters of the proposed facility's footprint, and the wetlands analysis.

The Public hearing is to be continued until July 30, 2019.

Hearing no further discussion, the Chair adjourned the Meeting at 9:22 p.m.

Respectfully submitted,

Eileen White

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INLAND WETLANDS BOARD

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July 9, 2019	Present:	John Katz Rich Vazzana Joseph Dowdell Catherine Savoca George Hanlon Rebecca Mucchetti, Chair
	Absent:	Mark Zeck
	Recused:	Joseph Fossi, Vice Chair Charles Robbins

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

The Planning and Zoning Commission Public Hearing was held prior to the Inland Wetlands Board meeting.

At 9:23 p.m. Chair Mucchetti called the meeting to order.

PENDING ITEMS

- #2019-043-REV(SP)(SR):** Revision to Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a self-storage facility with associated site work within the upland review area of wetlands at a property consisting of approximately 2.97 acres at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. 35 days to render a decision is August 13, 2019. Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq.* For discussion and possible action.

The public hearing is continued until July 30, 2019.

NEW ITEMS

None.

BOARD WALKS

None scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

None.

CORRESPONDENCE

None.

MINUTES

For approval: June 25, 2019

For the Inland Wetlands Board Public Hearing:

Mr. Katz motioned, Mr. Hanlon seconded, to approve as revised. Motion carried 5-0-1.

Mr. Vazzana abstained.

For the Inland Wetlands Board meeting:

Mr. Hanlon motioned, Mr. Katz seconded, to approve as revised. Motion carried 5-0-1.

Mr. Vazzana abstained.

For distribution: None

PUBLIC HEARINGS

July 09, 2019

- **#2019-043-REV (SP)(SR)**, Revision to Summary Ruling Application, 800 Ethan Allen Hwy, BBD LLC

July 16, 2019

- **#2019-045-REV(SP)-SR**, Summary Ruling Application, 439 Silver Spring Road, Flat Rock Corporation (The)

July 23, 2019

- **#2019-036-S-SP-SR (Contd.)**, Summary Ruling Application, 99 Barry Avenue, Sturges Bros Inc.
- **#2019-039-REV(AH)-SR (Contd.)**, Summary Ruling Application, 100 Danbury Road, Ridgefield Apartments Inc.

Hearing no further discussion, the Chair adjourned the Meeting at 9:24 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION

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July 9, 2019	Present:	John Katz Rich Vazzana Joseph Dowdell Catherine Savoca George Hanlon Rebecca Mucchetti, Chair
	Absent:	Mark Zeck
	Recused:	Joseph Fossi, Vice Chair Charles Robbins

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

At 9:24 p.m. Chair Mucchetti called the meeting to order.

The Inland Wetlands Board Meeting and the Public Hearing of the Inland Wetlands Board and the Planning and Zoning Commission were held prior to the meeting.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-043-REV(SP)(SR):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.3.D.7 to construct a self-storage facility within a locally defined aquifer at a property of approximately 2.97 acres and located at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. 65 days to render a decision is September 12, 2019.* Owner: BBD, LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.

The public hearing is continued until July 30, 2019.

NEW ITEMS

- 1. #2019-050-REF:** Pursuant to Section 8-7d (f) of the C.G.S of the State of Connecticut, Referral of proposed Zoning regulation amendment to Section 4.H-Planned Neighborhood Development, in the **City of Danbury**. % Robert C. Melillo, Zoning Commission Chairman.

For review/comments.

The Commission has no comment.

2. **#2019-051-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building and window signs for “Books on the Common” for a property located at **404 A Main Street** in the CBD Zone. *Applicant: Books on the Common, Ellen Burns. Owner: Urstadt Biddle Properties, Inc. For receipt and possible discussion and action.*

Mr. Katz motioned, Mr. Vazzana seconded, to approve as modified by the AAC. Motion carried 6-0. Effective Date: July 19, 2019.

3. **#2019-051-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.4.C.2 to reconstruct an existing garage in the front yard of the property located at **57 Shadow Lane** in the R-A Zone. Owner/Applicant: Jacqueline & Sean Dowd. *For receipt and scheduling a site walk and Public Hearing.*

Mr. Hanlon motioned, Mr. Vazzana seconded, to receive, schedule a Site Walk on July 21, 2019, and schedule a Public Hearing on July 23, 2019. Motion carried 6-0.

COMMISSION WALKS - None

REQUESTS FOR BOND RELEASES/REDUCTION - None

CORRESPONDENCE

- POCD Project Envelopes from Glen Chalder, Planimetrics. Due date: July 23, 2019.

MINUTES

For approval: June 25, 2019

For the Planning and Zoning Public Hearing:

Mr. Katz motioned, Mr. Hanlon seconded, to approve as amended. Motion carried 5-0-1. Mr. Vazzana abstained.

For the Planning and Zoning Board Meeting:

Mr. Katz motioned, Mr. Dowdell seconded, to approve as amended. Motion carried 5-0-1. Mr. Vazzana abstained.

For the Aquifer Protection Agency Meeting:

Mr. Hanlon motioned, Mr. Katz seconded, to approve as amended. Motion carried 5-0-1. Mr. Vazzana abstained.

For distribution: July 02, 2019

PUBLIC HEARINGS

July 09, 2019

- **#2019-043-REV (SP)(SR)**, Revision to Special Permit Application, 800 Ethan Allen Hwy, BBD LLC

July 16, 2019

- **#2019-045-REV(SP)-SR**, Revision to Special Permit, 439 Silver Spring Road, Flat Rock Corporation (The)

July 23, 2019

- **#2019-036-S-SP-SR (Contd.)**, Subdivision, PRD Designation & Special Permit Application, 99 Barry Avenue, Sturges Bros Inc.
- **# 2019-039-REV(AH)-SR (Contd.)**, Revision to Affordable housing Application, 100 Danbury Road, Ridgefield Apartments Inc.
- **#2019-0**, Special Permit Application, 57 Shadow Lane, Jacqueline & Sean Dowd

July 30, 2019

- **#2019-043-REV(SP)(SR)**, Revision to Special Permit Application, 800 Ethan Allen Highway

Hearing no further discussion, the Chair adjourned the Meeting at 9:29 p.m.

Respectfully submitted,

Eileen White