

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 23, 2019 | Present: | John Katz<br>Rich Vazzana<br>Joseph Dowdell<br>Catherine Savoca<br>George Hanlon<br>Mark Zeck<br>Charles Robbins<br>Joseph Fossi, Vice Chair<br>Rebecca Mucchetti, Chair |
|---------------|----------|--|

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

At 7:30 p.m. Chair Mucchetti called the meeting to order and gave the agenda order. To correct misinformation posted on social media, Ms. Mucchetti stated that the continued review of the applications on the agenda were following the statutory timeline mandated by the State for land use applications.

**INLAND WETLAND BOARD**

**Item I: (Contd.) #2019-036-S-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for a five (5) lot Planned Residential Development (PRD) Subdivision located at **99 Barry Avenue** in the RAA Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. Public hearing held on June 25, 2019. 35 days to close Public hearing is July 30, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq.*

**PLANNING AND ZONING COMMISSION**

**Item I: (Contd.)#2019-036-S-SP-SR:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations for a five (5) lot Planned Residential Development (PRD) of  $\pm 10.2$  acres of land under Section 4.1; Special Permit application for an Accessway serving 5 (five) lots (4 new lots and 1 existing lot); Subdivision application for a five (5) lot PRD subdivision; and a Special Permit application for the operation of earth material processing, screening, or crushing equipment under Section 7.5.D.3, all

for a property located at **99 Barry Avenue** in the RAA Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. Public hearing held on June 25, 2019. 35 days to close public hearing is July 30, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers. Inc. Authorized Agent: Robert R. Jewell, Esq.*

There was no need to re-read the legal notice, since it was read on June 25, 2019. Combined review of the applications was approved on June 25, 2019.

Mr. Robert Jewell, Attorney for the applicant, gave an overview of the updates to the application from the June 25, 2019 hearing.

Mr. Steve Sullivan, PE, CCA, Project Engineer, gave a presentation on the site plan which included: adding concrete galleys on each lot to accept sump pump discharge waters and a double row split rail fence along mapping lines of the open space.

The Record reflected that an error on the map showed that the turnaround accessway should be on Lot 3, not 2.

Ms. Kate Throckmorton, Landscape Architect, Environmental Land Solutions, showed how native plants will be re-established in the open space between Lots 3 and 4, along with shade trees and some black cohosh for the Blue Appalachian Butterfly.

Mr. Cronin of the Conservation Commission said that Mr. Alan Pilch also of the Conservation Commission should review the native plants and trees recommendation.

Under Technical Correspondence, Mr. Baldelli, said that Mr. Brian Nesteriak, Peer Review Engineer, stated that all his items of concern have been satisfactorily addressed.

Mr. Robinson, read from the current solar renewable energy regulations and asked about the orientation of the proposed homes.

Comments from the public included: clarification that the split rail fence would be maintained by the Conservation Commission, which trees were scheduled to be removed and the purview the new property owners would have regarding the remaining trees that were not on open space.

**The Public Hearing was closed at: 8:33 p.m.**

## **INLAND WETLAND BOARD**

**Item II. (Contd.)#2019-039-REV(AH)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to allow for construction of a parking area and a building containing sixteen (16) units on property consisting of  $\pm$  1.473 acres located at **100 Danbury Road** (Assessor's ID E13-0534) and  $\pm$ 0.588 acres located at **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. Public hearing held*

*on June 25, 2019. 35 days to close Public hearing is July 30, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq.*

## **PLANNING AND ZONING COMMISSION**

**Item II: (Contd.)#2019-039-REV(AH)-SR:** Revision to an Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to add sixteen (16) units (of which five (5) units shall be affordable) to an existing housing development (XR 2009-035-REV(SP)) including work within an Aquifer Protection Zone (locally defined) per Sec.6.2 on a property consisting of  $\pm 1.47$  acres located at **100 Danbury Road** (Assessor's ID E13-0534) and  $\pm 0.59$  acres located on **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. Public hearing held on June 25, 2019. 35 days to close public hearing is July 30, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq.*

There was no need to re-read the legal notice, since it was read on June 25, 2019. Combined review was approved on June 25, 2019.

Chair Mucchetti read the list of additional technical items received since the June 25, 2019 public hearing: July 16 response from the CCA; the Spill Prevention and Response Plan; the Site Utility Specs dated 9/21/93, Ms. Didona's July 16, 2019 response to the staff and peer review; the Peer Review Comments of July 18, 2019 and the Revised Plan of July 16, 2019.

Mr. Robert Jewell, Attorney for the applicant, presented an overview of the updates to the application from the June 25, 2019 hearing.

Ms. Jane Didona, Principle Landscape Architect, went through the site modifications, including the effort to save trees and to restore Wetlands.

Mr. Steve Sullivan, PE, CA, Project Engineer, said that the Peer Review comments had been satisfied.

Ms. Peyser asked about the Wetland pocket.

Ms. Mucchetti and Mr. Robinson asked about the reserved parking area's five-year review period.

Under technical correspondence, Mr. Baldelli, stated that all of his items of concern have been satisfactorily addressed.

Under public comment, Mr. Steve Zemo said that this could easily be done. Mr. Zemo also commented about this project becoming ADA compliant.

Mr. Robinson also commented about the Affordable Housing component of the project.

**The Public Hearing was closed at: 8:59 p.m.**

Hearing no further discussion, the Chair adjourned the Meeting at: 8:59 p.m.

Respectfully submitted,

Eileen White

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|---------------|----------|--|

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

At 9:02 p.m., Chair Mucchetti called the meeting to order.

**Item III. #2019-051-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per Section 3.4.C.2 for a detached 2-car garage, including a recreation room/gym on the second floor, located in the front yard of a property at **57 Shadow Lane** in the RA Zone. *Statutorily received on July 9, 2019. Site walked on July 21, 2019. 35 days to close Public Hearing is August 27, 2019. Owner/Applicant: Jacqueline and Sean Dowd.*

Ms. Dowd presented the application. She supplied the certified mail cards that went to the Water Company and surrounding neighbors.

She also submitted a letter from an arborist explaining why certain trees had to come down.

Ms. Dowd also submitted signatures from neighbors and e-mail corresponding showing their support for the new garage.

Under technical correspondence, Mr. Baldelli, stated that the AAC recommended approval.

There were no comments from the public.

**The Public Hearing was closed.**

Hearing no further discussion, the Chair adjourned the Meeting at **9:12 pm.**

Respectfully submitted,

Eileen White

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MINUTES  
INLAND WETLANDS BOARD

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|---------------|----------|--|

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

*Prior to the Inland Wetlands Board Meeting, Public Hearings were held of the Inland Wetlands Board and the Planning and Zoning Commission.*

At 9:17 p.m. Chair Mucchetti called the meeting to order

**PENDING ITEMS**

**1. IF PUBLIC HEARING IS CLOSED: #2019-036-S-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for a five (5) lot Planned Residential Development (PRD) Subdivision located at **99 Barry Avenue** in the RAA Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 35 days to render a decision is August 27, 2019. Owner: Nancy N. Montanari Revocable Trust w/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**Mr. Katz motioned, Mr. Hanlon seconded, to approve Summary Ruling Application as presented and modified. Effective date August 2, 2019. Motion carried 9-0.**

**2. IF PUBLIC HEARING IS CLOSED: #2019-039-REV(AH)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the construction of a parking area, sixteen (16) unit apartment building, and associated site work on property consisting of  $\pm$  1.47 acres located at **100 Danbury Road** (Assessor's ID E13-0534) and  $\pm$  0.59 acres located at **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 35 days to render a decision is August 27, 2019. Owner: Ridgefield Apartments, Inc. &*

*Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**Mr. Robbins motioned, Mr. Katz seconded, to approve Summary Ruling Application as presented and modified. Effective date August 2, 2019. Motion carried 9-0.**

#### **NEW ITEMS**

None.

#### **BOARD WALKS**

None scheduled.

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

No.

#### **CORRESPONDENCE**

- ELS in response to Conservation Commission letter.

#### **MINUTES**

**For approval:** July 09, 2019

**Inland Wetlands Public Hearing:**

**Mr. Hanlon moved, Mr. Katz seconded to approve as amended. Motion carried 9-0.**

**Inland Wetlands Board Meeting:**

**Mr. Fossi motioned, Mr. Hanlon seconded to approve as amended. Motion carried 9-0.**

**For distribution:** July 16, 2019

#### **PUBLIC HEARINGS**

**July 30, 2019**

- **(Contd.)#2019-045-REV(SP)-SR**, Summary Ruling Application, 439 Silver Spring Road, The Flat Rock Inc.
- **(Contd.)#2019-043-REV(SP)(SR)**, Revision to Summary Ruling, 800 Ethan Allen Highway, BBD LLC.

Hearing no further discussion, the Chair adjourned the Meeting at 9:28 p.m.

Respectfully submitted,

Eileen White



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|---------------|----------|--|

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

*Prior the Planning and Zoning Commission Meeting, Public Hearings were held of the Inland Wetlands Board and Planning and Zoning Commission and a meeting of the Inland Wetlands Board.*

At 9:12 p.m. Chair Mucchetti called the meeting to order to hear **17 Danbury Road**. At 9:17 p.m. the Chair then went to the Inland Wetlands Board Agenda to hear **99 Barry Avenue** and **100 Danbury Road**, before returning to the Planning and Zoning Commission Agenda at 9:28 p.m.

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2019-036-S-SP-SR:** Subdivision Application for a five (5) lot Planned Residential Development (PRD) Subdivision of  $\pm 10.1997$  acres of land and Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an Accessway serving 5 (five) lots (4 new lots and 1 existing lot), Section 4.1 for PRD designation, and Section 7.5.D.3. Table #5 for use of screening and crushing equipment for a property located at **99 Barry Avenue** in the RAA Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 65 days to render a decision is September 26, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**For PRD Designation Approval:**

**Mr. Katz motioned, Mr. Robbins seconded to approve as presented and modified. Effective date August 2, 2019. Motion carried 9-0.**

**For Special Permit Application:**

**Mr. Hanlon motioned, Mr. Robbins seconded to approve with a condition that the accessway may never become a public road. Effective date August 2, 2019. Motion carried 9-0.**

**For Subdivision Approval:**

**Mr. Hanlon motioned, Mr. Robbins seconded to approve as presented and modified. Effective date August 2, 2019. Motion carried 9-0.**

**For Special Permit For Use of Screening/Crushing Equipment Application:**

**Mr. Katz motioned, Mr. Hanlon seconded to approve as presented and modified. Effective date August 2, 2019. Motion carried 9-0.**

- 2. IF PUBLIC HEARING IS CLOSED: #2019-039-REV(AH)-SR:** Revision to an Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to add sixteen (16) units (of which five (5) units shall be affordable) to an existing housing development (XR 2009-035-REV(SP)) and per Sec.6.2. including work in an Aquifer Protection Zone (locally defined), on a property consisting of  $\pm 1.473$  acres located at **100 Danbury Road** (Assessor's ID E13-0534) and  $\pm 0.588$  acres located on **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 65 days to render a decision is September 26, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road, LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**Mr. Katz motioned, Mr. Robbins, seconded to approve as presented and modified. Effective date August 2, 2019. Motion carried 9-0.**

- 3. IF PUBLIC HEARING IS CLOSED: #2019-051-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per Section 3.4.C.2 for a detached 2-car garage, including a recreation room/gym on the second floor, located in the front yard of a property at **57 Shadow Lane** in the RA Zone. *Statutorily received on July 9, 2019. Site walked on July 21, 2019. 65 days to render a decision is September 26, 2019. Owner/Applicant: Jacqueline and Sean Dowd. For discussion and possible action.*

**Mr. Katz motioned, Mr. Zeck seconded, to approve as presented. Effective date August 2, 2019. Motion carried 9-0.**

**NEW ITEMS**

- 1. #2019-053-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for two wall signs "Miss Confident" in the Front and back of

the building, located at the property at 17 Danbury Road in the B-1 Zone. *Owner: Girolametti Realty. Applicant: Miss Confident, LLC. For receipt and discussion and possible action.*

**Mr. Katz motioned, Mr. Fossi seconded to approve as presented. Effective date August 2, 2019. Motion carried 9-0.**

**2. Distribution of proposed Local Stormwater regulations.% Staff**

Ms. Peyser gave a presentation of what will later be a more lengthy discussion on the findings of the local Stormwater Subcommittee in creating a Stormwater Management Plan. The regulation was found by the committee to be more logically placed within the zoning regulations.

**COMMISSION WALKS**

None scheduled.

**REQUESTS FOR BOND RELEASES/REDUCTION**

None.

**CORRESPONDENCE**

None.

**MINUTES**

**For approval:** July 09, 2019

**Planning and Zoning Public Hearing:**

**Mr. Hanlon motioned, Mr. Vazzana seconded to approve as amended. Motion carried 9-0.**

**Planning and Zoning Commission Meeting:**

**Mr. Hanlon motioned, Mr. Robbins seconded to approve as amended. Motion carried 9-0.**

**For distribution:** July 16, 2019

**PUBLIC HEARINGS**

**July 30, 2019**

- **(Contd.)#2019-045-REV(SP)-SR**, Revision to Special Permit Application, 439 Silver Spring Road, The Flat Rock Inc.
- **(Contd.)#2019-043-REV(SP)(SR)**, Revision to Special Permit, 800 Ethan Allen Highway, BBD LLC.

Hearing no further discussion, the Chair adjourned the Meeting at 9:47 p.m.

Respectfully submitted,

Eileen White