

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD

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

September 3, 2019	Present:	John Katz Rich Vazzana Joseph Dowdell Catherine Savoca George Hanlon Charles Robbins Mark Zeck Joseph Fossi, Vice Chair Rebecca Mucchetti, Chair
-------------------	----------	--

Also Present: Richard Baldelli, Director of Planning and Zoning
Eileen White, Recording Secretary

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

At 9:45 p.m. Chair Mucchetti called the meeting to order.

PENDING ITEMS

NEW ITEMS

- 1. #2019-056-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to decommission the existing Route 7 WWTF, construction of replacement pump station and Force main along the portion of Route 7 and local roads for a property located at **887 Ethan Allen Highway (Assessor's ID G10-0037 and G10-0002)** in the B-2 Zone. *Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For receipt and scheduling a site walk and public hearing.*

Mr. Hanlon motioned, Mr. Fossi seconded to Receive, Schedule a Site Walk on September 8, 2019, and Schedule a Public Hearing for September 24, 2019. Motion carried 9-0.

BOARD WALKS

September 08, 2019

- **#2019-054-AH**, 5 North Salem Road, Kung H. Wei
- **#2019-055-REV(SP)-SR**, 351 Main Street, St Stephen's Episcopal Church of Ridgefield.

REQUESTS FOR BOND RELEASES/REDUCTION

No.

CORRESPONDENCE

- Wetlands Soils Report for **800 Ethan Allen Highway**

MINUTES

For approval: July 23 and July 30, 2019

Inland Wetlands Public Hearing of July 23, 2019

Mr. Hanlon motioned, Mr. Katz seconded, to approve as amended. Motioned carried 9-0.

Inland Wetlands Board Meeting of July 23, 2019

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

Inland Wetlands Public Hearing of July 30, 2019

Mr. Katz motioned, Mr. Hanlon seconded, to approve as amended. Motioned carried 8-0-1. Ms. Savoca abstained.

Inland Wetlands Board Meeting of July 30, 2019

Mr. Hanlon motioned, Mr. Zeck seconded, to approve as amended. Motioned carried 8-0-1. Ms. Savoca abstained.

For distribution:

PUBLIC HEARINGS

September 24, 2019

- **#2019-055-REV(SP)-SR**, Summary Ruling Application, 351 & 353 Main Street, St. Stephen's Episcopal Church of Ridgefield.

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

Respectfully submitted,

Eileen White

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION

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

September 3, 2019	Present:	John Katz Rich Vazzana Joseph Dowdell Catherine Savoca George Hanlon Charles Robbins Mark Zeck Joseph Fossi, Vice Chair Rebecca Mucchetti, Chair
-------------------	----------	--

Also Present: Richard Baldelli, Director of Planning and Zoning
Eileen White, Recording Secretary

The Inland Wetlands Board Meeting was held after the Planning and Zoning Commission Board Meeting.

At 7:30 p.m. Chair Mucchetti called the meeting to order and gave an overview of the two working meetings. The Chair also noted that during hiatus, Mr. Daniel Robinson was offered and accepted a position in Hartford, and is no longer on staff. His contributions to the department and the Commission were greatly appreciated and will be missed.

PENDING ITEMS - None

NEW ITEMS

1. POCD discussion.

With Mr. Glenn Chalder, AICP, POCD Consultant Planner, the Commission started to cull through the First Draft of the 2020 Plan of Conservation and Development for the Town of Ridgefield.

The discussion centered mostly around formatting, discussing policies and word edits up through page 59, which is at the end of Chapter 7 entitled: "Protect Natural Resources."

Discussion will continue at the October 1, 2019 meeting.

2. #2019-056-SP-SR: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Section 5.3.D.2, 5.3.D.3 & 5.3.D.6 to decommission existing Route 7

Wastewater Facility (Assessor's ID G10-0037) and construct a replacement pump station on property (Assessor's ID G10-0002) and to construct a new force main along a portion of Route 7 and local roads for a property located at in the (**Assessor's ID G10-0037 & G10-0002**) in the B-2 Zone. *Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For receipt and scheduling a site walk and public hearing.*

Mr. Katz motioned, Mr. Hanlon seconded, to Receive, Schedule a Site Walk for September 8, 2019 and Schedule a Public Hearing for Special Permit for September 24, 2019. Motion carried 9-0.

COMMISSION WALKS

September 08, 2019

- **#2019-054-AH**, 5 North Salem Road, Kung H. Wei
- **#2019-055-REV(SP)-SR**, 351 Main Street, St Stephen's Episcopal Church of Ridgefield.

REQUESTS FOR BOND RELEASES/REDUCTION

None.

CORRESPONDENCE

- Set of Revised Plans for **800 Ethan Allen Highway**
- Letter from Attorney Robert Jewell re: **800 Ethan Allen Highway**
- Two letters from Conservation Commission asking for revisions to Final Resolutions of Approval for **99 Barry Avenue** and **100 Danbury Road**. Both applications had received final votes and had become effective. Counsel's advice was there is no provision to revise, absent an application to revise the approved applications. Copies of both letters and P&Z's response were distributed.

MINUTES

For approval: July 23 and July 30, 2019

Planning and Zoning Public Hearing of July 23, 2019

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

Planning and Zoning Commission Meeting of July 23, 2019

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

Planning and Zoning Public Hearing of July 30, 2019

Mr. Hanlon motioned, Mr. Robbins seconded, to approve as amended. Motioned carried 8-0-1. Ms. Savoca abstained.

Planning and Zoning Commission Meeting of July 30, 2019

Mr. Hanlon motioned, Mr. Robbins seconded, to approve as amended. Motioned carried 8-0-1. Ms. Savoca abstained.

For distribution:

PUBLIC HEARINGS

September 24, 2019

- **#2019-054-AH**, Affordable housing Application, 5 North Salem Road, Kung H. Wei
- **#2019-055-REV(SP)-SR**, Special Permit Application, 351 & 353 Main Street, St. Stephen's Episcopal Church of Ridgefield.

Hearing no further discussion, the Chair adjourned the Meeting at: 9:45 p.m.

Respectfully submitted,

Eileen White