

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.

September 10, 2019	Present:	John Katz Joseph Dowdell Catherine Savoca George Hanlon Mark Zeck Rebecca Mucchetti, Chair
	Absent:	Rich Vazzana
	Recused:	Joseph Fossi, Vice Chair Charles Robbins

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

At 7:30 p.m. Chair Mucchetti called the meeting to order. Ms. Mucchetti gave an overview of the meeting and the agenda order.

**INLAND WETLANDS BOARD**

**Item I: (Contd.)#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. Public hearing held at July 09, and July 30, 2019. 35 days to close a Public hearing is August 13, 2019. Extension granted through September 10, 2019. Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq.*

## PLANNING AND ZONING COMMISSION

**Item I: Contd. #2019-043-REV(SP)(SR):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations 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. Public hearing held at July 09 and July 30, 2019. 35 days to close a public hearing is August 13, 2019.* Extension granted through September 10, 2019. Owner: BBD, LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq.

The legal notice was read when the public hearing opened on July 9, 2019. Combined review of the applications was approved on July 9, 2019.

The Chair noted for the Record that the following documents have been received since the July 30, 2019 Public Hearing:

- DOT Comments from Aaron Steves, Special Services Manager, dated July 24, 2019
- A Wetlands Site Investigation Report from JMM Wetlands Consulting Services, dated August 12, 2019
- A letter from Attorney Robert Jewell, dated August 16, 2019 with two attachments (Page 5 from the 2018 Resolution of Approval from 800 Ethan Allen Highway "Restrictions for Tenant Use" and a copy of the "Full Rental Agreement" for Connecticut's Self Storage Association
- Revised Site Plans from Michael J. Mazzucco, P.E., received August 19, 2019
- Technical Peer Review Comments from Chris DeAngelis, P.E., dated September 9, 2019
- Response to Peer Review Technical Comments by Michael J. Mazzucco, P.E., dated September 10, 2019
- Revised Sheet 19012-P2 Phase Two Sequence, dated revised September 10, 2019

Attorney Robert Jewell presented revisions to the application that included changes made based on the two prior Public Hearings dated July 9, 2019 and July 30, 2019.

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

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

Ms. Kitsey Snow of the Conservation Commission said that she could not comment on the Wetlands review as she did not have access to the response to the Conservation Commission's July 9, 2019 letter. Attorney Jewell then read the July 9 Conservation Commission letter, to which he and Mr. Mazzucco gave responses. Mr. D'Angelis said he generally agreed with Mr. Mazzucco's conclusions.

Comments and questions from the public included what defined a truck trip, the Planning and Zoning Commission's purview in determining what businesses can apply for permits and how the blasting for construction perimeters are determined by the Fire Marshall.

Public Comments were closed whereupon Mr. Jewell made his closing remarks.

**The Public Hearing was closed at 10:50PM.**

Hearing no further discussion, the Chair adjourned the Meeting at: 11:17 p.m.

Respectfully submitted,

Eileen White

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MINUTES  
INLAND WETLANDS BOARD

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

September 10, 2019	Present:	Joseph Dowdell Catherine Savoca George Hanlon Mark Zeck Rebecca Mucchetti, Chair
	Absent:	John Katz Rich Vazzana
	Recused:	Joseph Fossi, Vice Chair Charles Robbins

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

*The Planning and Zoning Commission and Inland Wetlands Board combined Public Hearing was held prior to the Inland Wetlands Board Meeting, which was held after the Planning and Zoning Board Meeting.*

At 11:25 p.m. Chair Mucchetti called the Meeting to order.

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #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 October 15, 2019. Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action*

**The Public Hearing was closed.** Discussion was scheduled for October 2, 2019.

**NEW ITEMS**

1. **#2019-061-REV(SP(SR)):** Revision to Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to reconfigure existing parking lot, adding 38 parking spaces. *Owner/Applicant: Riverside Real Estate, LLC.*  
*Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk.*

**Mr. Hanlon motioned, Mr. Zeck seconded, to Receive, Schedule a Site Walk on October 6, 2019 and a Public Hearing for October 15, 2019. Motion carried. 5-0.**

2. Transition timeline. % IWB Chair.

There was brief discussion regarding the timeline transition between the current IWB and the IWB that will be in place post the November election.

## **BOARD WALKS**

As noted.

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

None.

## **CORRESPONDENCE**

None.

## **MINUTES**

### **For approval:**

None.

### **For distribution:**

None.

## **PUBLIC HEARINGS**

### **September 24, 2019**

- **#2019-055-REV(SP)-SR**, Summary Ruling Application, 351 & 353 Main Street, St. Stephen's Episcopal Church of Ridgefield.
- **#2019-056-SP-SR**, Summary Ruling Application, 877 Ethan Allen Hwy, WPCA & TOR

Hearing no further discussion, the Chair adjourned the Meeting at: 11:30 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 10, 2019                      Present:                      John Katz (left at 11:19PM)

Joseph Dowdell  
Catherine Savoca  
George Hanlon  
Mark Zeck  
Rebecca Mucchetti, Chair

Absent:                      Rich Vazzana

Recused:                      Joseph Fossi, Vice Chair  
Charles Robbins

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

*The Planning and Zoning Commission Meeting was held before the Inland Wetlands Board Meeting and after the combined Public Hearing for the Planning and Zoning Commission and the Inland Wetlands Board.*

At 11:17 p.m. Chair Mucchetti called the meeting to order.

Commissioner John Katz left the meeting at: 11:19 p.m.

**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 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 November 14, 2019. Owner: BBD, LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action*

**The Public Hearing was closed.** Discussion is scheduled to be held on October 2, 2019.

2. Discussion on proposed Local Stormwater Regulations.% Staff.

This matter is to be referred to Town Boards and Agencies with comments to be received for discussion on October 29, 2019.

3. Discussion of proposed Affordability plan.% Staff.

Due to the lateness of the hour, discussion was deferred October 15, 2019.

## **NEW ITEMS**

1. **#2019-058-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building sign “Fitguana” on the west side of the property located at **16 Bailey Avenue** in the CBD Zone. *Statutorily received on September 03, 2019. Owner/ Applicant: Vanacker Partners LLC. For discussion and action.*

**Mr. Katz motioned, Mr. Zeck seconded, to approve as submitted to the VDC. Motion carried. 6-0. Effective date: September 20, 2019.**

2. **#2019-059-REV(AH):** Revision to an Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to modify a portion of roof to raise the elevator shaft for a property located at **100 C Danbury Road** in the B-3 Zone. *Owner/Applicant: Ridgefield Apartments, Inc. Authorized Agent: Steve Zemo. For receipt, discussion and action.*

**Mr. Zeck motioned, Mr. Hanlon seconded, to approve as presented. Motion carried 6-0. Effective date: September 20, 2019.**

3. **#2019-060-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building sign on a new awning “RPAC Gallery” for a property located at **410 Main Street** in the CBD Zone. *Owner: Urstadt Biddle Properties Inc. Applicant: RPAC Gallery. For receipt, discussion and action.*

**Mr. Zeck motioned, Mr. Hanlon seconded, to approve as presented. Mr Katz left the meeting prior to the vote. Motion carried 5-0. Effective date: September 20, 2019.**

4. **#2019-061-REV(SP)(SR):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to convert an existing 3000 square feet of building space to use related to brewery for gathering space and storage for a property located at **137 Ethan Allen Highway** in the B-2/RAA zone. *Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk.*

**Mr. Hanlon motioned, Mr. Zeck seconded, to Receive, Schedule a Site Walk for October 6, 2019 and a Public Hearing for October 15, 2019. Motion carried 5-0.**

5. Discussion of 2020 Meeting schedule. % Chair  
Deferred to next meeting date.

**6. Transition timeline. % APA Chair**

A brief discussion ensued where the Chair announced that as there were no agenda items for the September APA meeting, the meeting will be canceled and any future meetings will be scheduled by the IWB/APA following the November elections.

**COMMISSION WALKS**

As noted.

**REQUESTS FOR BOND RELEASES/REDUCTION**

None.

**CORRESPONDENCE**

None.

**MINUTES**

**For approval:**

None.

**For distribution:**

None.

**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.
- **#2019-056-SP-SR**, Special Permit Application, 877 Ethan Allen Hwy, WPCA & TOR

Hearing no further discussion, the Chair adjourned the Meeting at: 11:25 p.m.

Respectfully submitted,

Eileen White