

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.

October 16, 2018

Present: Joseph Dowdell
Tim Dunphy
George Hanlon
John Katz
Charles Robbins
Mark Zeck
Joseph Fossi, Vice Chair

Absent: Rebecca Mucchetti, Chair

Recused: Robert Cascella

Also Present: Thomas Beecher, Inland Wetland Board/Planning and Zoning Commission Counsel
Richard Baldelli, Director of Planning and Zoning
Aarti Paranjape, Office Administrator

At 7:01 P.M., Vice Chair, Mr. Fossi called the meeting to order.

Mr. Fossi gave an overview of the evening's continued combined Public Hearing presentation, and announced additional Public Hearings on this matter on the following dates: 10/16/2018, 10/30/2018, 11/13/2018, 11/27/2018, and 12/12/2018. The Public Hearings will all be held at the East Ridge Middle School Auditorium and will begin at 7 pm.

INLAND WETLANDS BOARD

Item I: (Continued) #2018-053-PR-SP: Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a Private Winter Club "Ridgefield Winter Club" for activities in the upland review area and in inland wetland or watercourses for a property consisting of +/- 5.966 acres located at **340 Peaceable Street** and within the adjacent Town of Ridgefield Right-of-way in the RAAA Zone. *Statutorily received on July 24, 2018. Public hearing held on September 04, 2018. 35 days to close a public hearing is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*

PLANNING AND ZONING COMMISSION

Item I: (Continued) #2018-053-PR-SP: Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for a Recreational Use – a private club “Ridgefield Winter Club” and per Section 3.4.D.1. Illuminated Outdoor Recreation facility and Section 7.5. Excavation, filling and grading, and use of portable crusher and screener for the property consisting of +/- 5.966 acres located at **340 Peaceable Street** in the RAAA Zone. *Statutorily received on July 24, 2018. Public hearing held on September 04, 2018. 35 days to close a public hearing is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*

- Mr. Jewell stated that the applicant will complete the presentation of lighting, sound and visuals.
- Mr. Mahoney from Musco lighting presented the lighting plan. Mr. Mahoney stated that the lights on the ice rink will be forty (40) feet high poles. Each pole will have sixteen hundred watts of light fixtures. There will be total of four poles.
- Mr. Potenta gave an overview of the noise impact. Mr. Potenta stated that the noise impact is within the codes of State and Town of Ridgefield. Mr. Baldelli clarified that the codes Mr. Potenta was referring were the Noise Ordinances of Town and not the regulations under Inland Wetlands and/or Planning & Zoning.
Mr. Beecher stated the, Commission will consider the noise impact under Special permit Criteria, their review is not limited by Noise Ordinances or Statutes.
Mr. Potenta presented the decibel levels from sources- the chillers, ice resurfacer, game whistle, speaker system transformer and wall screening, puck wall strikes. Mr. Potenta concluded that the project meets the standard for the noise codes.
- Ms. Throckmorton and Mr. Coffin presented the visual impacts. Mr. Coffin showed the pictures of the present site and the proposed site with flora used for screening. Ms. Throckmorton said suggestions made by the peer review consultants were taken into consideration and plantings were added to provide better screening.
- Mr. Chalder, a peer review planner consultants said that the Commission should be looking into the Special permit criteria when considering the noise impact. He said that the applicant should provide the hours of operation for the entire season.
- Mr. DeAngelis, peer review consultant read the report by Landscape consultant. The Aris Land Studio LLC suggested more vegetation along the perimeter. They also recommended the use of pervious pavers along the west side of Hockey Rink.
- Mr. Banning of Silver Petruzelli & Associates, peer review for lighting, commented that a special permit should be filed as the applicant is proposing forty feet poles to be installed for the lights for the outdoor ice rink. Mr. Baldelli inquired about the glow effects of the light.

- Ms. Chain a peer review consultant from SH Acoustics assessed the noise impact. Ms. Chain stated that even though the project shows that it complies with the local and state noise code, some noise would still be audible and may affect the surrounding area. Ms. Chain suggested that the applicant should specify the type of speaker system. The ambient noise level should also be studied at the project site. The octave band sound pressure levels should be reported for each measurement and calculation for all the equipment at the site.
Mr. Alan Graham of SH Acoustics added, that the Commission should consider that the manufacturer's specifications are not always the same the actual performance.

The Public Hearing was continued to 10/30/2018 at 7 PM. The Public hearing will start with public comments.

Hearing no further discussion, the Vice Chair adjourned the Public Hearing at 10:14PM.

Respectfully Submitted,

Aarti Paranjape