

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING

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

March 26, 2019

Present

Joseph Dowdell
George Hanlon
John Katz
Catherine Savoca
Rebecca Mucchetti, Chair
Joseph Fossi, Vice Chair

Absent

Charles Robbins
Mark Zeck

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Daniel Robinson, Assistant Planner
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Aarti Paranjape, Office Administrator
Eileen White, Recording Secretary
Gavin Xu, Intern

At 7:30 p.m., Chair Mucchetti called the meeting to order. Ms. Mucchetti stated that there would be one public hearing this evening, as the Planning & Zoning Commission, as a continued review of a three-part application at **167-173 High Ridge Avenue**. She added that there would also be working meetings as the Inland Wetlands Board, the Planning & Zoning Commission and the Aquifer Protection Agency. She also said that 7 Commissioners (3/4 of the PZC) were required to vote on the application for a waiver of the subdivision accessway standards, but as only 6 members were present, a vote on the waiver would have to be re-scheduled.

Planning and Zoning Commission

Item I: Continued #2019-001-S-SP: Subdivision Application for a 2-lot subdivision of \pm 0.452 acres of land; an Application for a Waiver under Section 11-1 of the Subdivision Regulations (to waive Section 4-12 of the Regulations), to permit four (4) lots (3 existing lots and 1 new lot) to be served by an accessway; and a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an accessway to serve four (4) lots, all located at **167-173 High Ridge Avenue** in the R 7.5 Zone. *Applicant: RJR Builders, LLC. Owner: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. Statutorily received on January 08, 2019. Site walked on February 03, 2019. 35 days to close the public hearing is April 02, 2019.*

Mr. Baldelli read the legal notice.

Attorney Jewell presented the application for a request of a waiver for the number of lots to be served by an accessway, including the winnowing of curb cuts serving the subdivision to one curb cut instead of the existing three. It was noted that part of High Ridge is a State Highway.

Discussion ensued as to the accuracy of the CON DOT map and the suitability of the land for subdivision.

Hearing no further discussion, the Chair closed the public hearing at 8:05 p.m. Discussion and possible vote on the applications will be scheduled for April 9.

Respectfully submitted,

Eileen White

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD

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Charles Robbins
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For the record, the Planning & Zoning Commission agenda was discussed first followed by the Inland Wetlands Board.

At 8:05 p.m. Chairman Mucchetti called the meeting to order. The Chair said that the public hearing for 865 and 901 Ethan Allen Highway had to be rescheduled due to an address error in the legal notice.

PENDING ITEMS

1.#2019-012-SP-FP-SR: Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to conduct regulated activities to remedy an outstanding violation in wetlands and the upland review area of wetlands at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively.

Owner/Applicant: Kelly Molony, Executrix of the Estate of Michael Venus. Authorized Agent: Peter S. Olson. Statutorily received on February 19, 2019. Site walked on March 17, 2019. 65 days to render a decision is May 30, 2019. For possible discussion and action.

Mr. Katz motioned, Mr. Fossi seconded, to schedule a public hearing for the Summary Ruling Application for April 23, 2019. Motion carried 6-0.

2. 2019-014-SR: Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for partial restoration of pond including dredging and disposal of pond material for a property located at **60 Cedar**

Lane in the RAA zone. *Owner/Applicant: Eileen & Ed Tweedy. Authorized Agent: Narraro Inc./Gen Nazzaro. For discussion and possible action. Statutorily received on February 26, 2019. Site walked on March 17, 2019. 65 days to render a decision is May 30, 2019. For possible discussion and action.*

Mr. Nazaaro presented the application for restoration of the pond. He had submitted a plan five years ago, but the permit expired on December 18, 2018.

Ms. Peyser presented the Agent's report which proposed a condition that included no removal of trees as part of the project, unless a tree was dead or dying.

Mr. Fossi motioned, Mr. Hanlon seconded, to approve the Summary Ruling Application as modified. Motion carried 6-0.

NEW ITEMS

#2019-022-SR: Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for pond dredging for a property located at **193 South Salem Road** in the RAA zone. *Owner/Applicant: Dave & Celeste Ulmer. Authorized Agent: John Keegan, Sacred Waters. For receipt and scheduling a site walk.*

Mr. Fossi motioned, Mr. Hanlon seconded, to receive the Summary Ruling Application and schedule discussion for April 09, 2019. A site walk was scheduled for April 7, 2019. Motion carried 6-0.

BOARD WALKS

April 07 , 2019

#2019-022-SR, 193 South Salem, Dave & Celeste Ulmer

MINUTES

For Approval:

Mr. Hanlon motioned, Mr. Fossi seconded, to approve the Minutes, as amended, for the Inland Wetlands Board meeting held March 12, 2019. Motion carried 6-0.

Hearing no further discussion, the Chair adjourned the meeting at 8:18P.M.

Respectfully Submitted,
Eileen White

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION

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Present

Joseph Dowdell
George Hanlon
John Katz
Catherine Savoca
Rebecca Mucchetti, Chair
Joseph Fossi, Vice Chair

Absent

Charles Robbins
Mark Zeck

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Daniel Robinson, Assistant Planner
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Aarti Paranjape, Office Administrator
Eileen White, Recording Secretary
Gavin Xu, Intern

A Planning and Zoning Commission Public Hearing was held prior to the Inland Wetlands Board Meeting.

At 8:18 p.m. Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. IF PUBLIC HEARING IS CLOSED: #2019-001-S-SP: Subdivision Application for a 2-lot subdivision of \pm 0.452 acres of land; an Application for a Waiver under Section 11-1 of the Subdivision Regulations (to waive Section 4-12 of the Regulations), to permit four (4) lots (3 existing lots and 1 new lot) to be served by an accessway; and a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an accessway to serve four (4) lots, all located at **167-173 High Ridge Avenue** in the R7.5 Zone. *Applicant: RJR Builders, LLC. Owner: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. Statutorily received on January 08, 2019. Site walked on February 03, 2019. Public hearing held on February 26, 2019. 65 days to render a decision is May 30, 2019. For possible discussion and action.*

Discussion scheduled for April 09, 2019.

2. (Contd.)#2019-015-REV(SP): Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for exterior renovations to replace existing fabric awning and plastic sides on the patio with permanent structure for a property located at **59 Ethan Allen Highway** in the B-1 zone. *Statutorily received on February 26,*

2019-03-26

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2019.Owner: Club Ched LLC. Applicant/Authorized Agent: Joseph Chelednik. For discussion and possible action.

Mr. Katz motioned, Mr. Fossi seconded, to approve the Revision to the Special Permit Application. Effective date 04/05/2019. Motion carried 6-0.

3. **#2019-016-MISC:** Modification to the stipulation to allow the subdivision into 2 lots for a property at 104 West Mountain Road in the RAAA zone. *Owner: Mr. & Mrs. Kriedberg.*

Attorney Matthew Mason presented a feasibility plan for revising the stipulated agreement reached by the Town and the developer of the subdivision in 1969. He also distributed legal documentation going back to 1959 when the original subdivision was submitted. Mr. Mason was asked to continue the conversation with his clients with respect to possibly donating some of the land to open space to ensure no further subdivision of the proposed two (2) six-acre lots if the PZC were to support the request to modify the Stipulated Agreement.

NEW ITEMS

1. **#2019-021-PRE:** Pre-submission concept to discuss the Amendment to text Regulations RE: Accessways. *Authorized Agent: Robert R. Jewell, Esq.*

Mr. Jewell brought up the need for a standard for the legal definition of accessways.

2. **#2019-023-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for exterior renovations to add three windows and change the front entry door and to put a building sign “Organika Kitchen” for a property located at **424 Main Street** in the CBD Zone. *Applicant: Organika 424 LLC. Owner: Urstadt Biddle Properties Inc. For receipt, discussion and possible action.*

Discussion was tabled pending receipt of the VDC minutes.

3. **#2019-024-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for building sign “Ridgefield Running Company” for a property located at **423 Main Street** in the CBD Zone. *Applicant: Ridgefield Running Company. Owner: Carleen Baer. For receipt, discussion and possible action.*

Mr. Katz motioned, Mr. Fossi seconded approve the Village District application. Effective date April 05, 2019. Motion carried 6-0.

4. Renewable energy discussion. % Chair

The Chair asked for the commissions preference either to create a subcommittee of PZC members to work on drafting a renewable energy regulation, or to ask Assistant Planner

Robinson to work with Charles Vidich of WestCOG to draft a regulation. The Commission supported having the Assistant Planner work with Mr. Vidich to create a model regulation for renewable energy.

5. Commissioner Resignation.% Chair

Commissioner Cascella resigned effectively March 25, 2019. The PZC has 30 days to hold interviews and appointment a new member to fill the seat. The Town Clerk, Republican Town Committee, and the Ridgefield Press have all been notified of the vacancy. Interested parties are asked to submit their resumes to the office by April 15. By Charter, if the Commission does not fill the seat within 30 days, it falls to the Board of Selectmen to fill the vacancy. Interviews are scheduled for April 16.

COMMISSION WALKS

None were scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

None are scheduled.

CORRESPONDENCE

MINUTES

For Approval:

Mr. Fossi motioned, Mr. Katz seconded, to approve the Minutes for the Planning and Zoning Commission Public Hearing on March 12, 2019. Motion carried 6-0.

Mr. Fossi motioned, Mr. Hanlon seconded, to approve the Minutes for the Planning and Zoning Commission meeting on March 12, 2019. Motion carried 6-0.

PUBLIC HEARINGS

April 23, 2019

- **#2019-012-SP-FP-SR**, Special Permit application, 865 Ethan Allen Hwy, Kelly Moloney, Executrix of the Estate of Michael Venus

Hearing no further discussion, the Chair adjourned the meeting at 9:33pm.

Respectfully Submitted,

Eileen White

APPROVED/REVISED
MINUTES
AQUIFER PROTECTION AGENCY

March 26, 2019	Present	Joseph Dowdell George Hanlon John Katz Catherine Savoca Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair
	Absent	Charles Robbins Mark Zeck

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Daniel Robinson, Assistant Planner
Aarti Paranjape, Office Administrator
Eileen White, Recording Secretary
Gavin Xu, Intern

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

A Planning and Zoning Commission Public Hearing, an Inland Wetlands Board Meeting, and a Planning and Zoning Commission Meeting were held prior.

At 9:33 p.m., Chairman Mucchetti called the meeting to order.

PENDING ITEMS - none

NEW ITEMS

The Chair informed the APA that the PZC serves as the APA in its capacity as the IWB by Town Ordinance. The Chair asked the APA if there was any objection to sending a letter to the Board of Selectman notifying them of the need to revise the ordinance in light of the pending separation. The APA concurred and supported attaching the research Daniel Robinson presented on Connecticut towns and how they designate authority for their Aquifer Protection agencies. Of 63 Connecticut towns with APAs, the trend is towards Planning and Zoning Commissions serving as the Aquifer Protection Agency.

CORRESPONDENCE

MINUTES - There were no Meeting Minutes approved or distributed.

Hearing no further discussion, the Chairman adjourned the meeting at 9:35 P.M.

Respectfully Submitted,

Eileen White
Recording Secretary