

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING

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

May 28, 2019

Present: John Katz
Rich Vazzana
Joseph Dowdell
Catherine Savoca
George Hanlon
Mark Zeck
Charles Robbins
Joseph Fossi, Vice Chair
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. Ms. Mucchetti gave an overview of the meeting and agenda order.

Item II: #2019-041-A: Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Site Plan Application review process and permit: Sec 3.3.B and Sec. 3.3.C: Accessory Uses: Accessory Dwelling Units; Sec. 3.4.C.1: Accessory Structures: Outdoor Recreational Facility; Sec. 3.4.C.2: Accessory Structures: Other Structures; Sec.3.4.C.3: Accessory Structures: Outbuilding in Front yard. Section 5.1.C: Central Business District: Permitted Uses: Change of Use; Sec.5.2.C: B-1: Permitted uses: Change of Use; Sec.5.3.C: B-2: Permitted Uses: Change of Use; Sec.5.4.C: B-3: Permitted uses: Change of Use; Sec.5.6.C: Neighborhood Business Zone: Permitted uses: Change of Use. *Statutorily received on May 14, 2019. Commission initiated.*

Mr. Baldelli read the legal notice.

Mr. Baldelli presented the four changes to the Regulation, which included requesting a zoning permit instead of a site plan approval for granting or denying an accessory dwelling unit.

The Commissioners went over the proposed edits to wording by Commissioners Mucchetti and Savoca.

Technical correspondence was a return from Westcog.

Hearing no further discussion, the Chair adjourned the Meeting at 7:56 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD

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

May 28, 2019

Present: John Katz
Rich Vazzana
Joseph Dowdell
Catherine Savoca
George Hanlon
Mark Zeck
Charles Robbins
Joseph Fossi, Vice Chair
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

Prior to the Inland Wetlands Board, a Public Hearing was held of the Planning and Zoning Commission.

At 7:56 p.m. Chair Mucchetti called the meeting to order.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-029-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to upgrade the existing South Street Wastewater Treatment Facility (WWTF) within wetlands and/or the upland review area of wetlands, located at **22 South Street (Assessor's ID E14-0158)** in the B-2 Zone. *Owner/Applicant: Water Pollution Control Authority Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson, P.E. Statutorily received on April 09, 2019. Site walked on May 04, 2019. Public hearing closed on May 14, 2019.35 days to render a decision is June 18, 2019. For approval of Draft Resolution.*

Ms. Peyser added a modification that the blue barrels be removed by September 21, 2019. Ms. Siebert of the WPCA said that there were no hazardous materials in the containers, but plant-based pollomer.

Mr. Hanlon motioned, Mr. Katz seconded to approve as modified. Motion carried 9-0. Effective date: June 7, 2019.

NEW ITEMS

1. **#2019-045-REV(SP)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for activities within the upland review areas, located at **439 Silver Spring Road** in the RAA Zone. *Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.*

Mr. Zeck motioned, Mr. Hanlon seconded to receive, schedule a site walk for June 24, 2019, schedule a public hearing for July 16, 2019 and approve peer review by Chris D'Angelis. Motion carried 9-0.

BOARD WALKS

June 02, 2019

- **#2019-036-S-SP-SR**, 99 Barry Avenue, Sturges Bros., Inc.
- **#2019-039-REV(AH)-SR**, 100 Danbury Road, Ridgefield Apartments Inc.

June 23, 2019

- **#2019-043-REV(SP)(SR)**, 800 Ethan Allen Highway, BBD LLC

REQUESTS FOR BOND RELEASES/REDUCTION

None.

CORRESPONDENCE

Letter from Attorney Jewell regarding **99 Barry Avenue**.

MINUTES

For approval:

For distribution: May 14, 2019

PUBLIC HEARINGS

June 25, 2019

- **#2019-036-S-SP-SR**, Summary Ruling Application, 99 Barry Avenue, Nancy N. Montanari revocable Trust u/d June 22, 2004.
- **#2019-039-REV(AH)-SR**, Summary Ruling Application, 100 Danbury Road, Ridgefield Apartments Inc.

July 09, 2019

- **#2019-043-REV (SP)(SR)**, Revision to Summary Ruling, 800 Ethan Allen Hwy, BBD LLC

Hearing no further discussion, the Chair adjourned the Meeting at 8:02 p.m.

Respectfully submitted,

Eileen White

UNAPPROVED/UNREVISED
MINUTES
PLANNING AND ZONING COMMISSION

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

May 28, 2019

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

Also Present: Richard Baldelli, Director of Planning and Zoning
Daniel Robinson, Assistant Planner
Eileen White, Recording Secretary

Prior to the Planning and Zoning Commission, an Inland Wetlands Board Meeting was held and a Public Hearing of the Planning and Zoning Commission was held.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-029-SP-SR:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Section 5.3.D.3 to upgrade the existing South Street Wastewater Treatment Facility (WWTF) located at **22 South Street (Assessor's ID E14-0158)** in the B-2 Zone. *Statutorily received on April 09, 2019. Site walked on May 04, 2019. Public hearing is closed on May 14, 2019. 65 days to render a decision is July 18, 2019. Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For Approval of Draft Resolution.*

Mr. Hanlon motioned, Mr. Katz seconded to approve the Draft Resolution of Approval as modified. Motion carried 9-0. Effective date: June 7, 2019.

- 2. IF PUBLIC HEARING IS CLOSED: #2019-041-A:** Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Site Plan Application review process and permit: Sec 3.3.B and Sec. 3.3.C: Accessory Uses: Accessory Dwelling Units; Sec. 3.4.C.1: Accessory Structures: Outdoor Recreational Facility; Sec. 3.4.C.2: Accessory Structures: Other Structures; Sec.3.4.C.3: Accessory Structures: Outbuilding in Front yard. Section 5.1.C: Central Business District: Permitted Uses: Change of Use; Sec.5.2.C: B-1: Permitted uses: Change of Use; Sec.5.3.C: B-2:

Permitted Uses: Change of Use; Sec.5.4.C: B-3: Permitted uses: Change of Use; Sec.5.6.C: Neighborhood Business Zone: Permitted uses: Change of Use. *Statutorily received on May 14, 2019. Commission initiated. For discussion and possible action.*

Mr. Hanlon motioned, Mr. Robbins seconded to approve with modifications as noted during the public hearing. Motion carried 9-0. Effective date: June 7, 2019.

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

This matter was made last on the Planning and Zoning Commission agenda so Mr. Hanlon could be recused and leave the meeting at 8:14 p.m.

Mr. Zeck motioned, Mr. Robbins seconded to authorize the Chair to sign the amended stipulation for Judgement. Mr. Katz voted against the motion. Motion carried 7-1-1.

- 4. #2019-044-VDC (Contd):** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building sign “Ridgefield Pride Art Center” for a property located at **424 R Main Street** in the CBD Zone. *Statutorily received on May 14, 2019. Owner: Urstadt Biddle Properties, Inc. Applicant: Ridgefield Pride Art Center LLC. For possible discussion and action.*

Mr. Zeck motioned, Mr. Robbins seconded to approve as presented and approved by the Village District Commission. Motion carried 9-0. Effective date: June 7, 2019.

NEW ITEMS

- 1. #2019-045-REV(SP)-SR:** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a Maintenance Facility and a Paddle Tennis Facility and related site work, per Sec. 7.5 for associated excavation, screening, and rock crushing, and per Sec 3.2.C.3 for a modification to a Special Permit to extend the paddle tennis season, for a property located at **439 Silver Spring Road** in the RAA Zone. *Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.*

Mr. Zeck motioned, Mr. Hanlon seconded to receive, schedule a Site Walk for June 24, 2019 and a Public Hearing for July 16, 2019 and to approve Peer Review by Chris D’Angelis. Motion carried 9-0.

- 2. #2019-046-REV(SP):** Revision to a Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations to remove Condition #5: “Install a guardrail parallel to Route 7” from a prior Special Permit adopted Resolution of Approval (XR: #2017-016-SP-PR) for a property located at **2 Sanford Station Road** in the RAA Zone. *Owner: Town of Ridgefield, State of Connecticut, DEEP. Applicant: Ridgefield Little League. For receipt and possible discussion.*

The State of Connecticut will not approve the installation of a guardrail.

Mr. Katz motioned, Mr. Robbins seconded to modify the Special Permit approval to remove Condition #5 as presented. Motion carried 9-0. Effective date: June 7, 2019.

COMMISSION WALKS

June 02, 2019

- **#2019-036-S-SP-SR**, 99 Barry Avenue, Sturges Bros., Inc.
- **#2019-039-REV(AH)-SR**, 100 Danbury Road, Ridgefield Apartments Inc.

June 23, 2019

- **#2019-043-REV(SP)(SR)**, 800 Ethan Allen Highway, BBD LLC

REQUESTS FOR BOND RELEASES/REDUCTION

None.

CORRESPONDENCE

Letter from Attorney Jewell regarding **99 Barry Avenue**.

MINUTES

For approval: May 07, 2019 (distributed on May 14, 2019)

Mr. Katz motioned, Mr. Vazzana seconded to approve as presented. Motion carried 8-0.

For distribution: May 14, 2019

PUBLIC HEARINGS

June 04, 2019

- **#2019-037-A**, Text Amendment: Accessways, Sturges Bros.

June 25, 2019

- **#2019-036-S-SP-SR**, Subdivision and Special Permit Application, 99 Barry Avenue, Nancy N. Montanari revocable Trust u/d June 22, 2004.
- **#2019-039-REV(AH)-SR**, Revision to Affordable Housing Application, 100 Danbury Road, Ridgefield Apartments Inc.

July 09, 2019

- **#2019-043-REV (SP)(SR)**, Revision to Special Permit Application, 800 Ethan Allen Hwy, BBD LLC

To be scheduled

#2019-045-REV(SP)-SR, 439 Silver Spring Road, Flat Rock Corporation (The)

Hearing no further discussion, the Chair adjourned the meeting at 8:27 p.m.

Respectfully submitted,

Eileen White