

2. **#2018-061-AH-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property consisting of +/-0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received September 4, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and public hearing.*

Mr. Cascella motioned, Mr. Zeck seconded to schedule a Site Walk on 10/21/2018. Motion carried 7-0. Mr. Cascella motioned, Mr. Dowdell seconded to schedule a Public Hearing for 11/07/2018. Motion carried 7-0.

3. **#2018-062-AH-PR:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing twenty (20) age restricted units on property consisting of +/-1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received September 4, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and public hearing.*

Mr. Cascella motioned, Mr. Robbins seconded to schedule a Site Walk on 10/21/2018. Motion carried 7-0. Mr. Cascella motioned, Mr. Zeck seconded to schedule a Public Hearing for 11/07/2018.

Mr. Katz suggested starting the Public Hearing on November 7 at 7 P.M. The Board and the Chair agreed.

BOARD WALKS

October 21, 2018

1. **#2018-061-AH-SR:** Affordable Housing application, 84 Governor St LLC
10/27/2018.
2. **#2018-062-AH-PR:** Affordable Housing application, 62 Prospect Ridge LLC
10/27/2018.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for Bond release or reduction.

CORRESPONDENCE

- 1) Intervention Pleading on Plenary Application for 340 Peaceable St from Attorney Peter Olsen on behalf of his clients, Jennifer and Jeff Hansen
- 2) Intervention Engineering Comments by Todd Ritchie of Wright Pierce for 340 Peaceable St
- 3) Intervention Environmental Comments by Michael Klemens, PhD for 340 Peaceable St.

MINUTES

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for July 24, 2018 as amended. Motion carried 7-0.

Mr. Hanlon motioned, Mr. Casella seconded to approve the Meeting Minutes for August 28, 2018 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

September 19, 2018

- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC

September 25, 2018

- **(Continued) #2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC

To be scheduled

- **#2018-056-A:** Amendment application, Section 4.5

Hearing no further discussion, the Chair adjourned the meeting at 8:07 P.M.

Respectfully Submitted,

Kara Illium

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
SPECIAL MEETING

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

September 11, 2018 Present: Robert Cascella
 Joseph Dowdell
 George Hanlon
 John Katz
 Mark Zeck
 Charles Robbins
 Rebecca Mucchetti, Chair

Absent: Joseph Fossi, Vice Chair
 Tim Dunphy

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

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

At 8:07 P.M., Chair Mucchetti called the meeting to order.

PENDING ITEMS

No pending items on the Agenda.

NEW ITEMS

1. **#2018-061-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes (Affordable Housing) for construction of sixteen (16) age restricted units, of which 30% of the units shall be affordable on property consisting of +/-0.7 acres located at **84 Governor Street** in the RA Zone. *Statutorily received September 4, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and public hearing.*

Mr. Hanlon motioned, Mr. Cascella seconded to schedule a Site Walk on 10/21/2018. Motion carried 7-0. Mr. Cascella motioned, Mr. Zeck seconded to schedule a Public Hearing for 11/07/2018. Motion carried 7-0.

2. **#2018-062-AH-PR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes (Affordable Housing) for construction of twenty (20) age restricted units, of which 30% of the units shall be affordable on property consisting

of +/-1.2 acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received September 4, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and public hearing.*

Mr. Hanlon motioned, Mr. Zeck seconded to schedule a Public Hearing for November 7, 2018. Motion carried 7-0. Mr. Hanlon motioned,

Mr. Robbins seconded to schedule a Site Walk for October 21, 2018. Motion carried 7-0.

COMMISSION WALKS

October 21, 2018

1. **#2018-061-AH-SR:** Affordable Housing application, 84 Governor St LLC 10/27/2018.
2. **#2018-062-AH-PR:** Affordable Housing application, 62 Prospect Ridge LLC 10/27/2018.

REQUESTS FOR BOND RELEASES/REDUCTION

1. **#2015-041-PR-SP, 77 Sunset Lane,** Bond Release for amount \$18,000.00. The remaining \$2,000.00 will be held for one year.

Mr. Katz motioned, Mr. Cascella seconded following Mr. Baldelli's recommendation that the site is stabilized. Motion carried 7-0.

2. **#2015-024-REV(SP)-REV(AH), 7 North Salem Road,** Bond release for amount \$1,000.00 for landscaping and maintenance. The Director recommends for one hundred percent release.

Mr. Katz motioned, Mr. Cascella seconded. Motion carried 7-0.

CORRESPONDENCE

- 4) Intervention Pleading on Plenary Application for 340 Peaceable St from Attorney Peter Olsen on behalf of his clients, Jennifer and Jeff Hansen
- 5) Intervention Engineering Comments by Todd Ritchie of Wright Pierce for 340 Peaceable St
- 6) Intervention Environmental Comments by Michael Klemens, PhD for 340 Peaceable St.

MINUTES

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for July 24, 2018 as amended. Motion carried 7-0.

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for July 31, 2018 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

September 19, 2018

- **#2018-042-SP:** Special Permit Application. 6 Clearview Drive. Applicant: John Keegan.
- **#2018-045-A:** Amendment Application, Section 5.3.C.12 and Section 5.3.D.5
- **#2018-046-A:** Amendment Application, Section 2.2 and 7.2.E.10 a. and b.
- **#2018-047-A:** Amendment Application, Section 7.2.D.2. b and d. and Section 7.2.E.11
- **#2018-052-A:** Amendment Application, Section 5.3.D.27 a. and b.
- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC

September 25, 2018

- **(Continued) #2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC

Hearing no further discussion, the Chair adjourned the meeting at 8:26 P.M.

Respectfully Submitted,

Kara Ilium