

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

January 3, 2017

Present: Peter Chipouras
Stephen Cole
Tim Dunphy
George Hanlon
John Katz
Di Masters
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Also Present: Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner

Planning and Zoning Commission Public Hearings were held prior to the meeting.

At 10:12 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

BOARD WALKS

There were no Board walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval & Distribution:

There were no Meeting Minutes for approval or distribution.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 10:13 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary (Per Audio Tapes)

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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

January 3, 2017

Present: Peter Chipouras
Stephen Cole
Tim Dunphy
George Hanlon
John Katz
Di Masters
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Also Present: Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner

Planning and Zoning Commission Public Hearings were held prior to the Inland Wetlands Board Meeting.

At 10:13 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **IF PUBLIC HEARING IS CLOSED: #2016-096-A:** Regulation Amendment Application under Section 9.2.B of the Town of Ridgefield Zoning Regulations to create a new special permit use- **“Extended Residence Care Facility”**- within the RAAA Zone. *Statutorily received on 11/01/2016. Public hearing commenced on 01/03/2017. If public hearing closed on 01/03/2017, 65 days for a decision is 03/09/2017. Applicant: Mountainside (Matthew Eakin, Executive Vice President). Authorized Agent: J. Casey Healy, Esq. of Gregory and Adams, P.C.. For discussion and action.*

This Public Hearing did not close and has been continued to 2/7/17 at 7 PM.

2. **IF PUBLIC HEARING IS CLOSED: #2016-104-SP:** Special Permit under Section 9.2.A of the Town of Ridgefield Zoning Regulations to approve the establishment of an Extended Residence Care Facility on property encompassing the following four parcels: (i) **162 Old West Mountain Road (Assessor’s ID C12-0004)**; (ii) parcel across the street from the 162 Old West Mountain Road parcel, which parcel does not have a street address (**Assessor’s ID C12-0016**); (iii) parcel abutting the 162 Old West Mountain Road parcel to the north, which parcel does not have a street address (**Assessor’s ID C12-0069**) and (iv) **150 Old West Mountain Road (Assessor’s ID C12-0003)**; all four parcels being in the RAAA Zone. *Statutorily received on 11/01/2016. Public hearing commenced on 01/03/2017. If public hearing closed on 01/03/2017, 65 days for a decision is 03/09/2017. Owners: Jennifer Nobandegani and Katis Realty Company. Applicant: Mountainside (Matthew Eakin, Executive Vice President). Authorized Agent: J. Casey Healy, Esq. of Gregory and Adams, P.C. For discussion and action.*

This Public Hearing did not close and has been continued to 2/7/17 at 7:00 PM.

NEW ITEMS

There were no new items.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval & Distribution:

There were no Meeting Minutes to approve or distribute.

PUBLIC HEARINGS

Scheduled:

- **#2016-096-A**, Regulation Amendment Application, **Extended Residence Care Facility**, *Mountainside (Matthew Eakin, Executive Vice President)*.
- **#2016-104-(SP), 2016-104-(SP)**, Special Permit, **162 Old West Mountain Road, 150 Old West Mountain Road, Old West Mountain Road (Assessor's ID C12-0069), and Old West Mountain Road (Assessor's ID C12-0016)**, *Jennifer Nobandegani and Katis Realty Company*

The above Public Hearings have been continued to February 7, 2017.

January 10, 2017

- **#2016-109-A**, Regulation Amendment Application, definitions for **"Brewery and Brew Pub"** and new special permit use - **"Brewery or Brew Pub"**, *Riverside Real Estate, LLC*.
- **#2016-113-SP**, Special Permit Application, **"Brewery and Brew Pub"**, *Riverside Real Estate, LLC*

Hearing no further discussion, the Chairman adjourned the meeting at 10:14 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary
(Per Audio Tapes)