

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

December 13, 2016	Present:	Stephen Cole George Hanlon John Katz Mark Zeck Rebecca Mucchetti, Chairman
	Absent:	Peter Chipouras Tim Dunphy Di Masters Joseph Fossi

Also Present: Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

A Planning and Zoning Commission Public Hearing was held prior to the meeting.

At 8:10 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. Discussion of proposed Inland Wetlands Department Budget for 2017-2018. % PD.

Commission consensus was to combine the above Inland Wetlands Department Budget discussion with the Planning and Zoning Department Budget discussion.

BOARD WALKS

There were no Board walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release and reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

Mr. Zeck motioned, Mr. Hanlon seconded to approve the Meeting Minutes of 12/06/2016 as amended. Motion carried 5-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 8:15 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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

December 13, 2016 Present: Stephen Cole
 George Hanlon
 John Katz
 Mark Zeck
 Rebecca Mucchetti, Chairman

Absent: Peter Chipouras
 Tim Dunphy
 Di Masters
 Joseph Fossi

Also Present: Joanne Meder, Director of Planning
 Adam Schnell, Assistant Planner
 Lise Read, Recording Secretary

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

At 8:15 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

- 1. #2016-103-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations to permit special events and concerts within the building as well as on the grounds of **258 Main Street** (Aldrich Contemporary Art Museum) in the RA Zone. *Owner: The Aldrich Contemporary Art Museum, Inc. Authorized Agent: Jamie Pearl. Statutorily Received 11/09/2016. Site Walked 11/20/2016. 65 days for a decision is 02/16/2017. For discussion and action.*

Due to the Aldrich Museum being located in a residential neighborhood within proximity to neighbors, an increase in outdoor activities would not be in harmony with the neighborhood and the following motion was made to not change the 2003 Special Permit issued.

Mr. Hanlon motioned, Mr. Zeck seconded to deny the above revision to the Special Permit as presented and as a Final Resolution. Motion carried 5-0.

- 2. #2016-107-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the construction of a two story addition to St. Elizabeth Seton Roman Catholic Church Rectory to include one additional living unit and garage bay at **520 Ridgebury Road** in the RAAA Zone. *Owner: St. Elizabeth Seton Roman Catholic Church Corp. Authorized Agent: Robert R. Jewell, Esq. Statutorily received on 12/06/2016. 65 days for a decision 02/09/2017. For discussion and decision.*

Attorney Jewell reviewed his letter of November 23, 2016 with the Commission explaining the minimal increase in lot coverage and the requirement to get a front setback variance

which he received. He explained that this addition of a bedroom and living space will be used by visiting priests who have had to stay at a hotel when visiting in the past. When asked about the roof line, Attorney Jewell stated that the roof line will be the same as the existing roof.

Mr. Katz motioned, Mr. Cole seconded to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 5-0.

NEW ITEMS

- 3. #2016-111-VDC:** Village District Application under Section 8.3 per Section 5.1.B of the Town of Ridgefield Zoning Regulations for new front and rear signage of an existing building at **378 Main Street** in the CBD. *Owner: 378 main Street Ridgefield LLC. Applicant: Joseph Chelednik. For receipt and discussion.*

Also Present: Mr. Joseph Chelednik
 Mr. Chris Curnan

Chairman Mucchetti noted the VDC report and the proposed signage. The applicants had nothing to add and thanked the Commission.

Mr. Katz motioned, Mr. Zeck seconded to approve the above Village District application as presented and approved by the VDC and as a Final Resolution with standard conditions. Motion carried 5-0.

- 4. #2016-112-VDC:** Village District Application under Section 8.3 per Section 5.1.B of the Town of Ridgefield Zoning Regulations for new front and rear signage of an existing building at **21 Governor Street** in the CBD. *Owner: The Donnelly Trust. Applicant: Michael Martin. For receipt and discussion.*

Also Present: Mr. Michael Martin

Chairman Mucchetti noted the VDC report and their requested changes to the proposed signage. Mr. Martin stated that he agreed to the VDC changes.

Mr. Zeck motioned, Mr. Hanlon seconded to approve the above Village District application as presented and amended by the VDC and as a Final Resolution with standard conditions. Motion carried 5-0.

- 5. #2016-113-SP:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations for the establishment of a brewery to operate within a portion of an existing building, installation of two underground storage tanks, and one (1) additional sign panel to be added to a freestanding sign at **137 Ethan Allen Highway** in the B-2 Zone. *Owner: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For Receipt, scheduling of a site walk and public hearing date.*

Mr. Hanlon motioned, Mr. Zeck seconded to receive the above Special Permit application, to have the Commissioners visit the property as individual drive-bys and to schedule a Public Hearing for 1/10/17. Motion carried 5-0.

6. Discussion of Proposed Street Lighting Retrofit Project. % PD.

Planner Meder noted that the First Selectman had asked her to update the Commission on the above project that has been in discussions for some time now. She explained how the several hundred lights around Town, which are comprised of many different light types and lumens will be replaced with LED lighting to comply with the AMA as to healthy lumen output. Planner Meder went on to say that First Selectman Marconi has been in discussions with Eversource who has a phasing plan and how the project will begin in 2017.

7. Discussion of proposed Planning and Zoning Department Budget for 2017-2018. % PD.

This discussion has been combined with the Inland Wetlands Department Budget discussion.

Planning Meder explained her draft budget letter of 12/14/16 and how the training courses/continuing education and/or professional development line items will add great value to the Department by cross training personnel to support the office when someone is out or by keeping or acquiring professional credentials. Also noted was the request for \$450 to ensure that agenda materials reach the Commission/Board members in time prior to some meetings by taking the mailings to Danbury.

Chairman Mucchetti added that the budget has been discussed with Human Resources and Mr. Kevin Redmond, Town Controller and that, as in the past, she would be willing to accompany Planner Meder to support the budget request to the First Selectman.

Mr. Katz motioned, Mr. Zeck seconded to support the proposed budget by Planner Meder as presented. Motion carried 5-0.

Mr. Katz motioned, Mr. Cole seconded to add the following Item #8 to the Agenda. Motion carried 5-0.

8. Stormwater Management Regulations c/o Chairman

Chairman Mucchetti explained how Vice Chairman Fossi had called her and asked her to accompany him to visit a property to see how their Stormwater Management Regulations were not making sense for a particular house under construction on Sunset Lane. Chairman Mucchetti explained how the entire front lawn was a detention basin with an overflow pipe sticking up in the lawn and how the water from outflow pipe would eventually sheet flow down the remainder of the lawn, across the sidewalk and into the Town catch basin. In addition, the homeowner cannot fill in the area because it is a detention basin but can only have plantings. She asked the Commissioners to visit the property as individual drive-bys and noted this is why they need to revisit their Stormwater Management Regulations.

COMMISSION WALKS

Scheduled (if needed)

- **#2016-113-SP:** Special Permit Application, **137 Ethan Allen Highway, Riverside Real Estate, LLC**

It was decided that the Commissioners would visit the property as individual drive-bys.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following piece of correspondence. No action was required.

1. A recap memorandum from the Planner for current correspondence received by the office through 12/13/16 regarding the Mountainside application with copies of correspondence attached.

MINUTES

For Approval:

Mr. Cole motioned, Mr. Hanlon seconded to approve the Meeting Minutes for 12/06/2016 as amended. Motion carried 5-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

Scheduled:

- **#2016-113-SP:** Special Permit Application, **137 Ethan Allen Highway, Riverside Real Estate, LLC**

The above Public Hearing was scheduled for January 10, 2017.

January 03, 2016

- **#2016-096-A,** Regulation Amendment Application, Extended Residence Care Facility, *Mountainside (Matthew Eakin, Executive Vice President).*
- **#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.*

January 10, 2017

- **#2016-109-A,** Regulation Amendment Application, *Definitions for Brewery and Brew Pub, Riverside Real Estate, LLC*

Hearing no further discussion, the Chairman adjourned the meeting at 8:47 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
AQUIFER PROTECTION AGENCY

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

December 13, 2016	Present:	Stephen Cole George Hanlon John Katz Mark Zeck Rebecca Mucchetti, Chairman
	Absent:	Peter Chipouras Tim Dunphy Di Masters Joseph Fossi

Also Present: Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

A Planning and Zoning Public Hearing was held prior to the Inland Wetland Meeting.

At 8:47 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

Mr. Hanlon motioned, Mr. Zeck seconded to approve the Meeting Minutes for 09/13/2016 as presented. Motion carried 5-0.

Hearing no further discussion, the Chairman adjourned the meeting at 8:48 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary