

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

December 6, 2016                      Present:        Peter Chipouras  
   Stephen Cole  
   Tim Dunphy  
   George Hanlon  
   Di Masters  
   Mark Zeck  
   Rebecca Mucchetti, Chairman  
   Joseph Fossi, Vice Chairman

Absent:        John Katz

Also Present: Joanne Meder, Director of Planning  
                         Adam Schnell, Assistant Planner  
                         Beth Peyser, Inland Wetlands Agent  
                         Lise Read, Recording Secretary

*There were no Inland Wetlands Board or Planning and Zoning Commission Public Hearings held prior to the meeting.*

At 7:30 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2016-098-PD:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the dredging of a man made pond at **180 Wilton Road East** in the RAA Zone. *Statutorily received 11/15/2016. Site walked 11/20/2016. 65 days for a decision is 01/19/2017. Owner: George Landegger. Authorized Agent: Steven Trinkaus. For discussion.*

Also Present:        Mr. Steven Trinkaus, PE

Mr. Alan Pilch, Conservation Commission  
                         Ms. Kitsey Snow, Conservation Commission

*For the record, Ms. Masters was recused*

Mr. Trinkaus gave a brief presentation explaining the proposed dredging of the upper manmade pond and he addressed the comments made by Ms. Peyser and Mr. Pilch. Of note were the discussions regarding the placement of the silt sack, the preference by Mr. Pilch to not use wood chips to dry out the dredged material and the request to keep tree cutting to a minimum.

Mr. Trinkas brought up the mortar spillway which is deteriorating but the extent of the deterioration at this point is unknown. He explained how they would determine if they needed to rebuild or repair the spillway and Mr. Trinkaus agreed to Ms. Peyser's

request to reuse the existing rocks whether repairing or replacing. Mr. Trinkaus went on to say that if the spillway was in reasonably good shape and at the recommendation of the project excavator, Mr. Gene Nazzaro, an impermeable liner would be used to seal the spillway with the existing rock placed over the liner. When asked how the cement would get to the area if needed, Mr. Trinkaus replied that it would be bucketed in and he confirmed that no cement truck would go in there.

**Vice Chairman Fossi motioned, Mr. Chipouras seconded to approve the above Summary Ruling application as presented and as a Final Resolution with standard conditions and the following conditions:**

- **The silt sack location will be relocated adjacent to the spoils area and will remain in place throughout the project.**
- **The 10' x 10' timbers being used to get in an excavator will be removed once the project is completed.**
- **No wood chips will be used and the area will be seeded and replanted.**
- **The silt sack will be monitored more than once a week.**
- **Tree cutting shall be limited to small saplings and kept to a minimum.**
- **Should it appear that more than 2,000 cubic yards of dredged material is going to be removed, the applicant must come back before the Planning and Zoning Commission with a Special Permit application.**

**Motion carried 7-0-1. Ms. Masters was recused.**

- 2. #2016-101-PD:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the dredging of two (2) ponds -Keeler Retention Pond and Lawson Pond- at **130 Olcott Way** in the MFDD Zone. *Statutorily received 11/15/2016. Site walked 11/20/2016. 65 days for a decision is 01/19/2017. Owner: James Hulbert, President of Casagmo Condo Association. Authorized Agent: Jeanne Eberhardt. For discussion.*

Also Present: Ms. Jeanne Eberhardt, Casagmo Condo Association  
Mr. Alan Pilch, Conservation Commission  
Ms. Kitsey Snow, Conservation Commission

Ms. Eberhardt gave a brief presentation of the proposal to dredge two detention basins at Casagmo Condominiums known as Keeler Pond and Gazebo Pond. She addressed the comments and satisfied the concerns made by the Ms. Peyser and Mr. Pilch. Of note was the agreement by the applicant that the removal of the dead/dying trees upstream will be done with little disturbance to the wetlands and with no heavy machinery.

There was a discussion regarding where the dredged material was going once the Highway Department removed it. There were assumptions made as to its final destination and the Board asked that the office follow up and report back. It was agreed that the result of the conversation would not impact this application.

**Mr. Hanlon motioned, Mr. Cole seconded to approve the above Summary Ruling application as presented and as a Final Resolution with standard conditions and the following condition:**

- **Should it appear that more than 2,000 cubic yards of dredged material is going to be removed, the applicant must come back before the Planning and Zoning Commission with a Special Permit application.**

- 3. #2016-102-REV(SR):** Revision to a Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the alteration of previously approved site plan for the construction of a new single family home on **Ledges Road (Assessor ID D-080122)** in the RAAA Zone. *Statutorily received 11/15/2016. Site walked 11/20/2016. 65 days for a decision is 01/19/2017. Owner/Applicant: Rock Harbor Builders LLC, Christian Dacunha. For discussion.*

Also Present: Christian Dacunha, Owner  
Mr. Alan Pilch, Conservation Commission  
Ms. Kitsey Snow, Conservation Commission

Mr. Dacunha gave a brief presentation of the proposed alteration of a previously approved site plan. After describing the project noting the moved and reduced house footprint and satisfying the comments and concerns of the Wetlands Agent and the Conservation Commission through questions and the letters from Mr. Michael Mazzucco, PE dated 12/5/16 and 12/6/16, the following motion was made.

**Vice Chairman Fossi motioned, Ms. Masters seconded to approve the above revision to the Summary Ruling application as presented and as a Final Resolution with standard conditions. Motion carried 8-0.**

#### **NEW ITEMS**

- 4.** Election of Chairman and Vice Chairman/Secretary of the Inland Wetlands Board.

**Mr. Hanlon motioned, Ms. Masters seconded to move the current slate. Motion carried 7-0-1 for each candidate. Both Chairman Mucchetti and Vice Chairman Fossi abstained from voting for themselves.**

- 5.** 2017 Inland Wetlands Meeting Schedule. *For discussion and action.* % Chair.

**Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the 2017 Inland Wetlands Meeting Schedule. Motion carried 8-0.**

#### **BOARD WALKS**

There were no Board walks scheduled.

#### **REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

#### **CORRESPONDENCE**

There were two pieces of correspondence noted by Chairman Mucchetti.

1. A memo from the Wetlands Agent regarding 258 Wilton Rd. East.

2. A letter dated 12/6/16 to associated parties regarding the Notice of Continued Hearing scheduled for 12/20/16 for 107 Cooper Rd.

## **MINUTES**

### **For Approval:**

**Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the Inland Wetlands Board Meeting Minutes for 11/15/2016 as amended. Motion carried 6-0-2. Ms. Masters and Mr. Chipouras abstained.**

**Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the Inland Wetlands Executive Session Meeting Minutes for 11/15/2016 as amended. Motion carried 6-0-2. Ms. Masters and Mr. Chipouras abstained.**

**Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Inland Wetlands Executive Session Meeting Minutes for 11/22/2016 as presented. Motion carried 7-0-1. Mr. Chipouras abstained.**

### **For Distribution:**

There were no Meeting Minutes to distribute.

## **PUBLIC HEARINGS**

There were no Public Hearings.

Hearing no further discussion, the Chairman adjourned the meeting at 8:50 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 6, 2016                      Present:        Peter Chipouras  
   Stephen Cole  
   Tim Dunphy  
   George Hanlon  
   Di Masters  
   Mark Zeck  
   Rebecca Mucchetti, Chairman  
   Joseph Fossi, Vice Chairman

Absent:        John Katz

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

*There were no Inland Wetlands Board or Planning and Zoning Commission Public Hearings held prior to the Inland Wetlands Board Meeting.*

At 8:50 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

1. **#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. For receipt, discussion, and scheduling of site walk (if needed).*

**Mr. Chipouras motioned, Ms. Masters seconded to receive the above revision to the Special Permit, to have the Commissioners visit the property as individual drive-bys and to place the item on the 12/13/16 Agenda for discussion. Motion carried 8-0.**

2. **#2016-109-A:** Regulation Amendment Application under Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Section 2.2 and Section 5.3, adding the definitions of “**Brewery**” and “**Brew Pub**” and creating a new special permit use - “**Brewery or Brew Pub**” within the B-2 Zone, respectively. *Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Bob Jewell, Esq. For receipt and scheduling of public hearing and site walk if needed.*

**Mr. Chipouras motioned, Mr. Zeck seconded to receive the above Regulation Amendment application, to walk the property when the Special Permit application is received, and to schedule a Public Hearing for 1/10/17. Motion carried 8-0.**

3. Meeting between the Planning and Zoning Commission and Economic Development Commission. c/o PZC Chair.

**The EDC requested that the discussion be postponed due to a scheduling conflict.**

4. Section 8-24 Referral from Board of Selectmen: Town of Ridgefield Lease of 15 Acres on Old Stagecoach Road to Whitney Freeman. *For receipt, discussion, and action.*

Also Present: Ms. Kitsey Snow, Conservation Commission

Ms. Snow explained the reasoning behind the 5 year lease and the benefits for the each party and recommended approval of the referral.

**Vice Chairman Fossi motioned, Mr. Zeck seconded to recommend a favorable referral for the above noted leasing of 15 acres on Stagecoach Rd to Ms. Whitney Freeman. Motion carried 8-0.**

5. Election of Chairman and Vice Chairman/Secretary of the Planning and Zoning Commission.

**Mr. Chipouras motioned, Ms. Masters seconded to move the current slate. Motion carried 7-0-1 for each candidate. Both Chairman Mucchetti and Vice Chairman Fossi abstained from voting for themselves.**

6. 2017 Meeting Schedule. *For discussion and action.* % Chair.

**Mr. Zeck motioned, Vice Chairman Fossi seconded to approve the 2017 Planning and Zoning Meeting Schedule. Motion carried 8-0.**

**Mr. Dunphy motioned, Mr. Chipouras seconded to add the following item to the Agenda. Motion carried 8-0.**

2017 Aquifer Protection Agency Meeting Schedule. *For discussion and action.*

**Mr. Dunphy motioned, Mr. Zeck seconded to approve the 2017 Aquifer Protection Agency Meeting Schedule. Motion carried 8-0.**

## **COMMISSION WALKS**

### **Scheduled (If needed):**

- **2016-209-A-SP: Special Permit, 137 Ethan Allen Highway, Riverside Real Estate, LLC.**

**This Special Permit application has not been received yet and the walk will be scheduled then.**

- **#2016-107-REV(SP):** Revision to the Special Permit, **520 Ridgebury Road, St. Elizabeth Seton Roman Catholic Church Corp.**

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

#### **REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2016-075-SP(REV): 638 Danbury Road** (Regency at Ridgefield), *Toll Brothers Land Development, % Michael Zemola, Land Development Manager.*

Planner Meder explained her Memorandum of 12/4/16 and the intent of the applicant and the request by the office.

**Vice Chairman Fossi motioned, Mr. Chipouras seconded to approve the full release of the \$50,000 bond along with the submission of a certified check by the Applicant in the amount of \$3,000 which represents a performance bond for one year to ensure the following:**

- **The slope will remain fully stabilized.**
- **The plantings will survive and remain healthy.**
- **The silt fence has been removed once the project is complete.**

**Motion carried 8-0.**

#### **CORRESPONDENCE**

There were two pieces of correspondence noted by Chairman Mucchetti.

1. An email from First Selectman Marconi dated 12/6/16 regarding an invitation to the Commission for the Disabled Special Meeting scheduled for 12/12/16 @ 6:30 pm.
2. A recap memorandum from the Planner for current correspondence received by the office regarding the Mountainside application, with copies of correspondence attached.

#### **MINUTES**

##### **For Approval:**

**Vice Chairman Fossi motioned, Mr. Cole seconded to approve the Planning and Zoning Commission Meeting Minutes for 11/15/2016 as amended. Motion carried 6-0-2. Ms. Masters and Mr. Chipouras abstained.**

**Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the Planning and Zoning Executive Session Meeting Minutes for 11/15/2016 as amended. Motion carried 6-0-2. Ms. Masters and Mr. Chipouras abstained.**

**Vice Chairman Fossi motioned, Ms. Masters seconded to approve the Planning and Zoning Commission Meeting Minutes for 11/22/2016 as amended. Motion carried 7-0-1. Mr. Chipouras abstained.**

**Vice Chairman Fossi motioned, Ms. Masters seconded to approve the Planning and Zoning Executive Session Meeting Minutes for 11/22/2016 as presented. Motion carried 7-0-1. Mr. Chipouras abstained.**

**For Distribution:**

There were no Meeting Minutes to distribute.

**PUBLIC HEARINGS**

**Scheduled:**

- **#2016-109-A:** Regulation Amendment Application adding the definitions of “**Brewery**” and “**Brew Pub**” and creating a new special permit use - “**Brewery or Brew Pub**”, *Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Bob Jewell, Esq.*

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

**December 13, 2016**

- **#2016-103-REV(SP)**, Revision to the Special Permit, **258 Main Street**, *The Aldrich Contemporary Art Museum, Inc.*

**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.*

Hearing no further discussion, the Chairman adjourned the meeting at 9:10 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary