

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

November 15, 2016

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

Absent: Peter Chipouras
Di Masters

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 meeting.

The Planning and Zoning Commission meeting was held first before the Inland Wetlands Board meeting. Further, Items #3 & #4 were heard first, and then the Board went back to the top of the Agenda.

At 8:30 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2013-086-IW-MISC:** Scheduling of Violation Hearing 107 Cooper Road, 108 Cooper Road and 197 Florida Road, stream diversion. Owners: Mr. & Mrs. John Kirk, Mr. and Mrs. Matthew Sullivan, and Dr. Michael Autuori. Update and Discussion of future hearing date % Chair.

Commission consensus was to acknowledge that the continued Violation Hearing will be held on 12/20/16 with Attorney Thomas Beecher in attendance.

NEW ITEMS

2. **#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. Owner: George Landegger. Authorized Agent: Steven Trinkaus. For receipt and schedule walk if needed.

Mr. Hanlon motioned, Mr. Zeck seconded to receive the above Summary Ruling application, to schedule a Board walk for 11/20/16 and to place the item on the 12/6/16 Agenda for discussion. Motion carried 7-0.

3. **#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. *Owner: James Hulbert, President of Casagmo Condo Association. Authorized Agent: Jeanne Eberhardt. For receipt and schedule walk if needed.*

Vice Chairman Fossi motioned, Mr. Dunphy seconded to receive the above Summary Ruling application and to schedule a Board walk for 11/20/16. Motion carried 7-0.

4. **#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. *Owner/Applicant: Rock Harbor Builders LLC, Christian DaCunha. For receipt and schedule walk if needed.*

Also Present: Michael J. Mazzucco, PE
Christian DaCunha, Rock Harbor Builders, LLC

Although the Board had not walked the property yet and because the above two individuals were present and had sat through most of both Agendas, the Board allowed the applicant to give his presentation.

Mr. Mazzucco gave a brief presentation of the proposed alterations stating that the revisions are a decrease in the overall house footprint and the driveway length from the original approval thereby reducing the site impact. Planner Meder noted the comments made by the Wetlands Agent Peyser attached to the Planner's report and specifically the comments regarding the existing intermittent streams that run through the property. It is disturbance to the area near these streams and changes in upland review area that require a Summary Ruling revision application.

Noting that the Conservation Commission comments will be received before the Board final discussions, the following motion was made.

Mr. Hanlon motioned, Mr. Dunphy seconded to receive the above revision to the Summary Ruling, to schedule a Board walk for 11/20/16, and to place the item on the 12/6/16 Agenda for discussion and action. Motion carried 7-0.

BOARD WALKS

Scheduled:

- **#2016-098-PD**, Summary Ruling Application, **180 Wilton Road East**, *George Landegger*

- **#2016-101-PD**, Summary Ruling Application, **130 Olcott Way**, *James Hulbert, President of Casagmo Condo Association*
- **#2016-102-REV(SR)**, Revision to a Summary Ruling Application, **Ledges Road (Assessor ID D08-0122)**, *Rock Harbor Builders LLC, Christian Dacunha*

All the above Board walks were scheduled for November 20, 2016,

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond releases or reduction.

CORRESPONDENCE

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

1. A memorandum dated 11/3/16 from Wetlands Agent Peyser regarding 10 Sherwood Rd.
2. A memorandum dated 11/15/16 from Wetlands Agent Peyser regarding 4 Wooster St.
3. Fall 2016 Edition of The Habitat.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the Meeting Minutes for 10/18/2016 as presented. Motion carried 6-0-1. Chairman Mucchetti abstained.

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the Meeting Minutes for 11/01/2016 as presented. Motion carried 5-0-2. Mr. Cole and Mr. Dunphy abstained.

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 8:45 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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November 15, 2016

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

Absent: Peter Chipouras
Di Masters

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

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

The Planning and Zoning Commission meeting was held first before the Inland Wetlands Board meeting. Further, Item #6 was heard first then the Commission went back to the top of the Agenda.

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

PENDING ITEMS

There were no pending items.

NEW ITEMS

- 1. #2016-099-VDC:** Village District Application under Section 8.3 per Section 5.1.B of the Town of Ridgefield Zoning Regulations for a double sided sign at **22 Catoonah Street** in the CBD Zone. *Statutorily Received 11/09/2016. 65 days for a decision 01/13/2017. Owner: Lisa Quattrocchi. Applicant: Sandy Sutlia (Farmers Market Co-op). Acknowledge 11/09/2016 receipt and decision.*

Chairman Mucchetti read the VDC report and their comments regarding paint and lights.

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the above Village District application as presented and approved by the VDC and as a Final Resolution with standard conditions and the condition that should the applicant

add lights as suggested by the VDC, the applicant must go before the VDC and subsequently the P&Z Commission for approval. Motion carried 7-0.

2. **#2016-106-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the construction of a press box and storage unit attached to an existing ball field dugout at **90 East Ridge Street** in the RA Zone. *Owner: Town of Ridgefield. Authorized Agent: Ridgefield Babe Ruth. For receipt and discussion.*

Also Present: Mr. Robert Alicea

Mr. Alicea gave a brief presentation of the plan to add a press box and storage unit to an existing dug out building at the ball field. Of note was the following:

- The height of the building from grade to peak will be 20’.
- There will be no water or bathrooms added.
- As regards to the comments made by Mr. Charlie Fisher, PE, Mr. Alicea stated the they are providing ADA accessible areas but the building is not required to be ADA accessible, that there will be no gutters or leaders and that they will provide an as-built drawing.
- Because of the height of the building, placement of the amplification system speakers which were approved in a separate Special Permit application, were proposed to be raised 10’ so sound could be projected over the new building. There was a brief discussion with the applicant agreeing to test where best the speakers should be placed and **Commission consensus was to approve the office handling the final placement of the speakers administratively.**

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the revision to the Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 7-0.

3. **#2016-100-REV(AH):** Revision to Prior Affordable Housing Application under 8-30(g) of the Connecticut General Statutes for the modification of previously approved plans to add one market-rate unit and one affordable housing unit, increasing the total number of units from 13 to 15 at **7 North Salem Road** (formally 7-9 North Salem Road) in the R-20 Zone. *Statutorily Received 11/09/2016. 65 days for a decision 01/13/2017 Owner/Applicant: NSC Holding, LLC. Authorized Agent: Michael Eppoliti. Acknowledge 11/09/2016 receipt and discussion.*

Also Present: Mr. Michael Eppoliti, Owner
Mr. Jeff Mose, Architect

Mr. Mose gave a brief presentation showing the dormer only exterior changes which was found to be very attractive by the Commission. Noting that the applicant was before the Commission for these revisions as a pre-submission concept, it was reiterated that there would be no changes in the building footprint. There was a brief discussion as regards to the determination of which units are affordable and which

units are market rate but it was established that it is the responsibility of the applicant but can be reviewed by the Zoning Officer at any time.

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the above revision to the Affordable Housing application as presented and as a Final Resolution with standard conditions. Motion carried 7-0.

4. **#2016-105-REV(AH):** Revision to Prior Affordable Housing Application under 8-30(g) of the Connecticut General Statutes for the modification of previously approved plans to add one additional affordable housing unit, increasing the total number of units from 10 to 11 at **2 Island Hill Road** in the B-1 Zone. *Owner/Applicant: 2 Island Hill Avenue LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and discussion.*

Also Present: Attorney Robert Jewell

Attorney Jewell gave a brief presentation noting there were no exterior changes and the parking still met the regulations. There was some concern as regards to the new unit meeting the affordable housing requirements because it is being considered an efficiency unit at only 470 sf . But the Commission again established that the determination of which units are affordable and which units are market rate is the responsibility of the applicant but can be reviewed by the Zoning Enforcement Officer at any time.

Mr. Zeck motioned, Vice Chairman Fossi seconded to approve the above revision to the Affordable Housing application as presented and as a Final Resolution with standard conditions. Motion carried 6-1. Mr. Cole opposed.

5. **#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. *Statutorily Received 11/09/2016. 65 days for a decision 01/13/2017. Owner: The Aldrich Contemporary Art Museum, Inc. Authorized Agent: Jamie Pearl. Acknowledge 11/09/2016 receipt and discussion.*

Due to anticipated public interest, Chairman Mucchetti suggested and the Commission agreed that a Public Hearing was warranted.

Mr. Katz motioned, Mr. Cole seconded to acknowledge receipt of the above revision to the Special Permit and to schedule a Public Hearing for 12/13/16. Motion carried 7-0.

6. **#2016-104-SP:** Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations to approve the establishment of an Extended Residence Care Facility at **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)** in the RAAA Zone. *Statutorily Received 11/09/2016. Owner's: Jennifer Nobandegani and Katis Realty Company. Applicant:*

*Mountainside. Authorized Agent L. J. Casey, Esq. of Gregory and Adams, P.C..
Acknowledge 11/09/2016 receipt, schedule site walk and schedule public hearing
date.*

**Mr. Katz motioned, Mr. Hanlon seconded to acknowledge receipt of the above
Special Permit application, to schedule a Commission walk for 11/20/16 and to
schedule a Public Hearing for 11/29/16. Motion carried 7-0.**

COMMISSION WALKS

Scheduled:

- **#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 Commission walk was scheduled for November 20, 2016,

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following pieces of correspondence.

1. A list of correspondence received through 11/15/16 on the Mountainside application.
2. An email dated 11/10/16 from Mr. Rob Wengel regarding Farmer's Insurance on Main St.
3. A memorandum dated 11/15/16 from ZEO Baldelli regarding 4 Wooster St.
4. An email dated 11/15/16 from Mr. Francisco Gomes regarding Branchville.

Chairman Mucchetti stated the she did not recall giving the impression that they were ready to discuss the proposed zoning changes in Branchville. The Commission agreed and **Commission consensus was to have the Planner reiterate this to Mr. Francisco Gomes.**

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Hanlon seconded to re-approve the Meeting Minutes for 9/20/16 as amended. Motion carried 7-0.

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes for 10/18/2016 as presented. Motion carried 6-0-1. Chairman Mucchetti abstained.

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the Meeting Minutes for 11/01/2016 as amended. Motion carried 5-0-2. Mr. Cole and Mr. Dunphy abstained.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

Scheduled:

- **#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 Hearing was scheduled for November 29, 2016.

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

The above Public Hearing was scheduled for December 13, 2016.

November 29, 2016

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

Hearing no further discussion, the Chairman adjourned the meeting at 8:30 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION
INLAND WETLANDS BOARD
EXECUTIVE SESSION

November 15, 2016

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

Absent: Peter Chipouras
Di Masters

At 8:50 PM, Chairman Mucchetti asked for a motion to go into Executive Session.

Mr. Zeck motioned, seconded by Mr. Hanlon, to enter into Executive Session. The motion passed, 7-0.

Discussion was held regarding personnel matters.

There were no motions, no votes and no actions taken during the Executive Session. The meeting closed at 9:50 PM.

Respectfully submitted,

Rebecca Mucchetti
Chairman