

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

January 10, 2017

Present: Stephen Cole
George Hanlon
John Katz
Di Masters
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Absent: Peter Chipouras
Tim Dunphy
Mark Zeck

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

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

At 8:52 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2013-086-IW-MISC:** Violation Hearing 107 Cooper Road, stream diversion.
Owners and Interested Parties: Mr. & Mrs. John Kirk, Mr. and Mrs. Matthew Sullivan, and Dr. Michael Autuori. *For discussion and possible action.*

Also Present: Attorney Thomas Beecher
Mr. & Mrs. John Kirk
Dr. Michael Autuori
Mr. Carl Seelaus
Mr. & Mrs. Lounsbury
A Representative from Eversource
Mr. Carlson Fincham

Attorney Beecher began the hearing by explaining that this hearing is not a traditional Public Hearing but an Evidentiary Hearing where the public, which has a direct interest in the matter, is able to speak. Twenty-three new Notice of Hearing letters were mailed to residents with property along the stream by Agent Peyser. Attorney Beecher went on to say that although the Court stated that this Hearing was a Public Hearing, again it is not, it is an Evidentiary Hearing and that the Board and interested parties are to pick up where they had left off before the Court remanded the matter back to the Board.

Chairman Mucchetti explained that at the Town's expense, the large binder submitted by Dr. Autuori was scanned and emailed to all participants by Attorney Beecher's office and the material was reviewed by the Board. Further, because at the last meeting on December 20, 2016, all participants agreed that the flow of the stream at the fork on that day was acceptable, Chairman Mucchetti, Vice Chairman Fossi and Agent Peyser went to the site the next day, December 21, 2016, and took pictures and measurements of the site to establish the agreed upon status quo.

Attorney Beecher read the Order of Remedy to the all participants and there was no objection.

Mr. Katz motioned, Vice Chairman Fossi to approve the Order of Remedy dated January 10, 2017 as presented. Motion carried 6-0.

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

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

1. A memorandum dated 1/4/17 from Agent Peyser regarding Old West Mountain Rd.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Katz seconded to approve the Meeting Minutes for 12/13/2016 as amended. Motion carried 6-0.

Ms. Masters motioned, Vice Chairman Fossi seconded to approve the Meeting Minutes 12/20/2016 as amended. Motion carried 6-0.

For Distribution:

The Meeting Minutes for 01/3/17 were distributed.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 9:15 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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January 10, 2017

Present: Stephen Cole
George Hanlon
John Katz
Di Masters
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Absent: Peter Chipouras
Tim Dunphy
Mark Zeck

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

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

At 9:15 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#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. *Statutorily received on 12/06/2016. Public hearing held on 01/10/2017. 65 days for a decision is 03/16/2017. Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Bob Jewell, Esq. For discussion and action.*

Mr. Katz motioned, Ms. Masters seconded to approve the drafting of a Resolution of Approval as discussed and amended per the Public Hearing. Motion carried 6-0.

2. **#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. *Statutorily received on 12/13/2016. Public hearing held on 01/10/2017. 65 days for a decision is 03/16/2017. Owner: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

Because the use is compatible with the current regulations and because there will be no impervious surfaces added or an expansion of the current building footprint, the following motion was made.

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the drafting of a Resolution of Approval with standard conditions and the following conditions:

- **Hours of Operation: M-Fri: 4 pm to 9 pm, Sat: 11 am to 10 pm, Sun: 12 Noon to 5 pm.**
- **A maximum of 20 barrels of brew can be made per week.**
- **A filtration system will be installed as represented by the applicant if a pattern of complaints are received by neighbors as regards to excessive odors permeating from the business.**

NEW ITEMS

3. Approval under Section 7.9 of the Town of Ridgefield Zoning Regulations for a driveway with a grade in excess of 3%. *Applicant: RKW land Surveying, Frank Walsh Jr. L.S.. Acknowledge withdrawal.*

A letter dated 12/21/16 from RKW Land Surveying was received by the office regarding the above located at 12 Sunset Lane.

Commission consensus was to acknowledge withdrawal of the request by the applicant.

COMMISSION WALKS

There were no Commission walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

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

1. A memorandum dated 12/29/16 to Mr. Jacob Miller, Assistant Engineer from Planner Meder regarding Stormwater Phase II Program.
2. A memorandum from ZEO Baldelli to Planner Meder dated 12/22/16 regarding 55 Old Quarry Rd. and a request from Attorney Robert Jewell received 1/9/17 to be placed on the agenda for a pre-submission concept regarding 55 Old Quarry Rd.
3. Emails from Mr. Tony Phillips, ADA Coordinator dated 1/10/17 regarding handicap access.
4. Correspondence from residents regarding the Mountain Rd. application.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Katz seconded to approve the Meeting Minutes for 12/13/2016 as amended. Motion carried 6-0.

Mr. Katz motioned, Ms. Masters seconded to approve the Meeting Minutes for 12/20/2016 as amended. Motion carried 6-0.

For Distribution:

The Meeting Minutes for 01/3/17 were distributed.

PUBLIC HEARINGS

February 7, 2017

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

Hearing no further discussion, the Chairman adjourned the meeting at 9:40 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary