

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

February 7, 2017

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

Absent: Stephen Cole
Di Masters

Also Present: Beth Peyser, Wetlands Agent
Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner

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. **2017-003-REV(SP)-FP-SR:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for activities within a delineated wetland and a regulated upland review area for the remodeling of existing golf greens and sand traps, which includes the excavation of earth material and importation of fill at **824 Ethan Allen Highway** in the B-2 and RAA Zones. *Statutorily received on 1/17/2017. Site walk held on 01/22/2017. Draft resolution requested on 01/24/201. 65 days to make a decision 03/23/2017. Owner: Roger Knick. Applicant: Golf 824, LLC. Authorized Agent: Tad King. For discussion and action.*

Ms. Peyser commented that the applicant provided a wetlands mitigation plan which she approved and Chairman Mucchetti explained the timeline again to Mr. King reiterating that statutorily he cannot start work until Friday, February 10.

Mr. Katz motioned, Mr. Hanlon seconded to adopt the draft Resolution of Approval dated 1/31/17 for the Summary Ruling application 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

There was no correspondence.

MINUTES

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for 01/17/2017 as amended. Motion carried 6-0.

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the Meeting Minutes for 01/24/2017 as presented. Motion carried 6-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 7:37 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.

February 7, 2017

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

Absent: Stephen Cole
Di Masters

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

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

At 7:37 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

- 1. 2017-003-REV(SP)-REV(FP)-REV(SR):** Revision to the Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations and a Revision to Prior Site Plan Approval for Floodplain Development under Section 9.2 pursuant to Section 11 of the Town of Ridgefield Zoning Regulations for the remodeling of existing golf greens and sand traps, which includes the excavation of earth material and importation of fill at **824 Ethan Allen Highway** in the B-2 and RAA Zones. *Statutorily received on 1/17/2017. Scheduled Walk held 01/22/2017. Draft resolution requested 01/24/2017. 65 days to make a decision 03/23/2017. Owner: Roger Knick. Applicant: Golf 824, LLC. Authorized Agent: Tad King. For discussion and action.*

Mr. Katz motioned, Mr. Hanlon seconded to adopt the draft Resolution of Approval dated 2/1/17 for the revision to the Site Plan Approval as presented. Motion carried 6-0.

Mr. Katz motioned, Mr. Hanlon seconded to adopt the draft Resolution of Approval dated 2/1/17 for the revision to the Special Permit as presented. Motion carried 6-0.

NEW ITEMS

- 2. Interviews for Planning and Zoning Commission Vacancy. % Chair**

Interviewees: Mr. Robert Cascella
Mr. Robert Cousins

Also Present: Mr. Alex Karsanidi, Chairman Republican Town Committee

Mr. Karsanidi asked to speak stating that all the backgrounds of the 3 candidates interviewed by the RTC were impressive but the Republican Committee were recommending Mr. Cousins because he had the time and motivation to serve. Mr. Cascella had not been interviewed by the RTC.

Chairman Mucchetti then explained that each candidate will be interviewed by the Commission individually, they started with Mr. Cascella and Mr. Cousins stepped out of the room.

Mr. Cascella gave a brief statement explaining why he wanted to be on the Commission and how his experience in construction, real estate and public service lends itself to being a great asset to the Commission. He commented that even though he could not make the interview with the Republican Town Committee due to a pressing job related issue, he fully understood the job and the commitment it entails.

The Commission then asked questions of Mr. Cascella about his resume and in part the following questions. Of note, Mr. Cascella stated his understanding that there would be times he would need to recuse himself due to conflicts of interest with his real estate dealings.

Mr. Cascella then stepped out of the room and Mr. Cousins was invited in. Mr. Cousins gave a brief statement explaining how living in Ridgefield for 12 years has given him the desire to give back and wish to sit on a Commission. He explained how he wanted to keep the heart, character and small town feel of Ridgefield while balancing growth and open space. He admitted that he has not fully sat through a Planning and Zoning Commission meeting but has the desire and commitment to learn and the capability to offer new ideas. The Commission then asked questions about his resume and others similar questions asked of Mr. Cascella stated above.

Chairman Mucchetti then invited Mr. Cascella back in and the Commission deliberated. Unanimously the Commission stated that the range of experience that Mr. Cascella could bring to the table with dealings of land use issues, Public Hearings and public issues verses the lack of experience in public service from Mr. Cousins was more appealing. Also, the Commission stated that Mr. Cascella could get up to speed quicker before the November elections. Explained but will be confirmed, was that the new member would serve until elections in November 2017 and if re-elected will serve out of term from the resigned member to November 2019.

Mr. Zeck motioned, Vice Chairman Fossi seconded to approve the appointment of Mr. Robert Cascella to fill the Planning and Zoning Commission/Inland Wetland Board vacancy. Motion carried 6-0.

3. **#2017-006-PRE:** Pre-submission concept meeting to discuss the proposed rezoning of the Ridgefield Boys and Girls Club site located at **41 Governor Street** from its current R-A Zone designation to the Central Business District Zone and the proposed expansion of the existing facilities. *Applicant: Robert R. Jewell, Esq. For Discussion.*

Also Present: Attorney Robert Jewell
Mr. Don Rosomer, Chairman
Mr. Michael Flynn
Mr. Chris Leonard

Mr. Flynn gave a brief presentation explaining how the Boys and Girls Club has expanded over the years, how they are maxing out the current facility and looking to expand.

Mr. Jewell then argued the following:

- This facility is a vital part of Town to children and parents.
- The R-A Zone does not allow the Club to expand in a manner they wish to.
- Going to the Zoning Board of Appeals may be difficult knowing they need to prove hardship and spend money on a complete set of plans which could be denied. The Club is a non-profit organization and this route and getting denied is not a desirable option for the Club. Further, that planning by variance is not planning.
- Approx. 6.7 acres would be rezoned.
- Wetlands, a drainage easement and steep slopes limit site development.
- The Town has a right-of-first refusal to purchase the property should the Club wish to sell. In the CBD zone, there would be parking limitations that could limit uses.
- If sold, the property would be an asset to the Town for it is an emergency shelter, pool, basketball court and many other assets that the Schlumberger property never did have.

The Commission strongly objected to rezoning and expanding the CBD zone. In the CBD zone there are no minimum setback requirements and the Club could build right up to the abutting residential neighborhood. Further, they do not want to repeat the parking limitations currently challenging the CBD at Prospect St and Main St.

Attorney Jewell responded that the applicant would be willing to put in place deed restrictions/conservation easements on the property to protect the neighbors.

Commission consensus was they liked the idea of deed restrictions/conservation easements but not changing the zone. They invited the applicants back for further discussions with further ideas.

4. Discussion of Ridgefield Supply Company Administrative Site Plan Approval. %
Chair

Chairman Mucchetti explained that Ridgefield Supply was being asked by the Planner to provide additional material over and above the administrative approval authorized by the Commission, which had delayed administrative approval by almost three weeks. Planner Meder explained her reasoning for combining the two stating she was trying to clean up the record on the current project. The Commission suggested that handling what the Commission had authorized her to do separately from open items would be in keeping with the intent of administrative approval to expedite minor changes for the applicant.

Planner Meder concurred stated that Ridgefield Supply had gotten their administrative approval and that both she and ZEO Baldelli are working on any open items that would still be required.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

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

1. Revised through 2/3/17 Zoning Regulations Sections 2 and 5.
2. An invitation to Merchants, Property Owners and Other Interested Community Members to discuss first floor retail uses in the CBD Zone by the Planning and Zoning Commission on 2/21/17 @ 7:30pm. Planner Meder went into detail of exactly who was invited.
3. Connecticut Federation of Planning and Zoning Agencies 69th Annual Conference Invitation with the opportunity of Length of Service/Lifetime Achievement Awards nomination forms.
4. The Sec. 8-24 Favorable Referrals voted on by the Commission at its meeting of 1/24/17 for 41 Lakeside Drive, 36 Old Quarry Road and Old Stagecoach Road.
5. An email dated 11/17/16 between Planner Meder and the EDC regarding the TOD Plan.
6. Pre-Application Meeting Minutes dated 1/5/17 regarding 55 Old Quarry Rd (Western Portion).

MINUTES

For Approval:

Mr. Katz motioned, Mr. Zeck seconded to approve the Meeting Minutes of 01/17/2017 as amended. Motion carried 6-0.

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the Meeting Minutes of 01/24/2017 as presented. Motion carried 6-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 9:36 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary
(Per Audio Tapes)