

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

February 21, 2017

Present: Robert Cascella  
Stephen Cole  
Tim Dunphy  
George Hanlon  
John Katz  
Di Masters  
Mark Zeck  
Rebecca Mucchetti, Chairman

Absent: Joseph Fossi

Also Present: Joanne Meder, Director of Planning  
Lise Read, Recording Secretary

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

*For the record, the Planning and Zoning Commission Meeting was heard first.*

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

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

1. **# 2017-007-REV(SR):** Revision to a Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the alteration of previously approved site plan for activities within a regulated watercourse and upland review area at **71 Ledges Road (Assessor ID D08-0121)** in the RAAA Zone. *Owner/Applicant: Rock Harbor Builders LLC, Christian Dacunha. For receipt and scheduling of site walk.*

**Mr. Hanlon motioned, Mr. Dunphy seconded to receive the above Summary Ruling application, to schedule a Board walk for 3/5/17 and to place this item on the 3/7/17 Agenda for discussion. Motion carried 8-0.**

2. **#2017-008-SR:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the construction of a driveway, subsurface septic system and excavation, filling and/or grading within a regulated upland review area associated with the construction of a single-family dwelling on 10.79± acers comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Owner: Kenosia*

*Development, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling of a site walk.*

**Mr. Hanlon motioned, Ms. Masters seconded to receive the above Summary Ruling application, to schedule a Board walk for 3/19/17 and to schedule a Public Hearing for 3/21/17. Motion carried 8-0.**

- 3 #2017-009-S-SP-SR-A:** Summary Ruling Application under Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for activities within an intermittent watercourse and regulated upland review area associated with the construction of a mixed-use self-storage and residential building on a proposed 1.0-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Applicant/Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling of a site walk.*

**Ms. Masters motioned, Mr. Hanlon seconded to receive the above Summary Ruling application, to schedule a Board walk for 3/19/17, to schedule a Public Hearing for 4/4/17 and to require peer review of the application. Motion carried 8-0.**

- 4. #2017-010-SP-SR:** Summary Ruling Application under Section 7.5 of the Inland Wetlands and Watercourses Regulations for activities within a watercourse and regulated upland review area associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Applicant: Formation Development Group, LLC. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling of a site walk.*

**Ms. Masters motioned, Mr. Hanlon seconded to receive the above Summary Ruling application, to schedule a Board walk for 3/19/17, to schedule a Public Hearing for 4/4/17 and to require peer review of the application. Motion carried 8-0.**

- 5.** Notification to the Board of a distribution of Show Cause materials per the Agent's request for a Show Cause Hearing pertaining to **40 Mountain Road** on March 7, 2017.

Chairman Mucchetti noted the correspondence from Agent Peyser and ZEO Baldelli as regards to violations of a shed and a deck being erected in a regulated upland review area with no permits. Agent Peyser sent a final notice to the homeowner to complete the outstanding issues discussed by February 24<sup>th</sup> or an Order to Cease and Desist and a Show Cause Hearing Notice would be sent to the homeowner on February 25<sup>th</sup> and a Show Cause Hearing in front of the Inland Wetlands Board would be scheduled for March 7<sup>th</sup> , 10 days after the notice was sent.

Ms. Masters asked and it was answered that the above ground pool found on one of the inspections has been deflated and removed but it needs to be clearly stated.

## 6. Administrative Items c/o Chair

**Commission consensus was to revise the 2017 Inland Wetlands Board and Planning and Zoning Commission calendars to two meetings per month.** Chairman Mucchetti will look into which two (1<sup>st</sup> and 3<sup>rd</sup> or 2<sup>nd</sup> and 4<sup>th</sup>) and will report back to the Commission.

**Commission consensus was to move the deadline that Agenda items be accepted for the next scheduled Inland Wetlands Board and/or Planning and Zoning Commission meeting. The new deadline will be 2pm on the previous Monday or the previous Friday if Monday is a Holiday.**

## BOARD WALKS

### Scheduled:

- **#2017-007-REV(SR):** Revision to a Summary Ruling Application, **71 Ledges Road** (Assessor ID **D-080121**), *Rock Harbor Builders LLC, Christian Dacunha*

**The above Board walk was scheduled for March 5, 2017.**

- **#2017-008-SR:** Summary Ruling Application, **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail**, *Kenosia Development, LLC.*
- **#2017-009-SR:** Summary Ruling Application, **55 Old Quarry Road**, *Old Quarry Road, LLC.*
- **#2017-010-SR:** Summary Ruling Application, **55 Old Quarry Road**, *Formation Development Group, LLC.*

**The above three Board walks were scheduled for March 19, 2017.**

## REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

## CORRESPONDENCE

There was no correspondence.

## MINUTES

### For Approval:

**Mr. Zeck motioned, Mr. Hanlon seconded to approve the Meeting Minutes for 02/07/2017 as amended. Motion carried 6-0-2. Ms. Masters and Mr. Cascella abstained.**

### For Distribution:

There were no Meeting Minutes distributed.

## PUBLIC HEARINGS

### Scheduled:

- **#2017-008-SR:** Summary Ruling Application, **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail, Kenosia Development, LLC.**

**The above Public Hearing was scheduled for March 21, 2017.**

- **#2017-009-SR:** Summary Ruling Application, **55 Old Quarry Road, Old Quarry Road, LLC.**
- **#2017-010-SR:** Summary Ruling Application, **55 Old Quarry Road, Formation Development Group, LLC.**

**The above two Public Hearings were scheduled for April 4, 2017.**

Hearing no further discussion, the Chairman adjourned the meeting at 9:25 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

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February 21, 2017

Present: Robert Cascella  
Stephen Cole  
Tim Dunphy  
George Hanlon  
John Katz  
Di Masters  
Mark Zeck  
Rebecca Mucchetti, Chairman

Absent: Joseph Fossi

Also Present: Joanne Meder, Director of Planning  
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.*

*For the record, the Planning and Zoning Commission meeting was heard first before the Inland Wetlands Board meeting.*

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

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

1. **#2017-008-SP:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D for the excavation, filling and/or grading of material in excess of 2,000 cubic yards in association with the construction of a new single-family dwelling on 10.79± acres, comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, scheduling of a site walk, and scheduling a public hearing.*

**Ms. Masters motioned, Mr. Hanlon seconded to receive the above Special Permit application, to schedule a Commission walk for 3/19/17 and to schedule a Public Hearing for 3/21/17. Motion carried 8-0.**

2. **#2017-009-S-SP-SR-A:** Subdivision Application for a 2-lot subdivision of 5.0427± acres of land, Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations, and Regulation Amendment Application under Section 9.2.B of the Town of Ridgefield Zoning Regulations, all associated with the construction of a

mixed-use self-storage and residential building on a proposed 1.0-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Applicant/Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, scheduling of a site walk, and scheduling of public hearings.*

**Mr. Zeck motioned, Mr. Hanlon seconded to receive the above Subdivision application, to schedule a Commission walk for 3/19/17, to schedule a Public Hearing for 4/4/17 and to require peer review of the application. Motion carried 8-0.**

3. **#2017-010-SP-SR:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Applicant: Formation Development Group, LLC. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, scheduling of a site walk, and scheduling of a public hearing.*

**Mr. Dunphy motioned, Mr. Zeck seconded to receive the above Special Permit application, to schedule a Commission walk for 3/19/17, to schedule a Public Hearing for 4/4/17 and to require peer review of the application. Motion carried 8-0.**

4. Discuss first floor retail uses within the Central Business District. % Chair

Chairman Mucchetti began the meeting by explaining that first floor retail is currently allowed in the CBD zone, that there is no current application or intentions to change the regulation and that tonight is just a conversation.

There were landlords, tenants and residents in the audience and of note, the following suggestions and comments were raised:

- Ridgefield is between New Canaan and Danbury so to sustain retail in Ridgefield is difficult.
- Create a small retail zone within the CBD zone.
- Allow better signage directing pedestrian traffic to businesses.
- Write a sunset clause that only retail tenants would be allowed during a certain time period.
- Landlords would very much like to rent to retail only but the market is not there and restrictions would create an undue burden.
- Create incentives for retail to come to Ridgefield such as tax abatements or amortizing improvements against taxes.
- Parking and traffic are an issue and more time and money should be spent in these areas.
- Create more density with housing by allowing the stores on Main St. to be 3 or 4 stories high, tastefully done, for more foot traffic on Main St.
- Market Ridgefield on TV ie. Channel 3 or press releases in different Towns to attract retail business.

- Two members of the ECDC were in the audience and they explained their efforts with the new website.
- Landlords should meet and have conversations to plan better co-tenancy.
- Maybe there are too many voices with the different Town Departments all trying to do the same thing. That one voice might be better.

**Commission consensus was to review all that was said this evening in their regular working meeting and to continue the conversation with another meeting with the First Selectman, the ECDC and the property owners.**

## **COMMISSION WALKS**

### **Scheduled:**

- **#2017-008-SP:** Special Permit Application, **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail, Kenosia Development, LLC.**
- **#2017-009-SR:** Subdivision Application, Special Permit Application, and Regulation Amendment Application, **55 Old Quarry Road, Old Quarry Road, LLC.**
- **#2017-010-SR:** Special Permit Application, **55 Old Quarry Road, Formation Development Group, LLC.**

**The above three Commission walks were scheduled for March 19, 2017.**

## **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 from ZEO Baldelli dated 2/21/17 regarding 85, 87 and 89 Bridle Trail.
2. A 1932 Traffic Survey of the Town of Ridgefield.
3. A letter from Rock Harbor Builders, LLC dated 1/17/17 regarding Lot B-7 Ledges Road site plan revision.
4. Zoning Regulations replacements.
5. Planning and Zoning Commission and Inland Wetlands Board updated contact information dated 2/2017.
6. A letter dated 2/13/17 from Ms. Meera P. Lobo regarding a petition to review approval of subdivision and special permit related to access way at 32 Hickory Lane. Chairman Mucchetti stated that after many months of Planner Meder and the applicant discussing the issue, this matter has been referred to Counsel and the Commission is still waiting for his response.

## **MINUTES**

### **For Approval:**

**Mr. Zeck motioned, Mr. Dunphy seconded to approve the Meeting Minutes for 02/07/2017 as amended. Motion carried 6-0-2. Ms. Masters and Mr. Cascella abstained.**

### **For Distribution:**

There were no Meeting Minutes distributed.

**PUBLIC HEARINGS**

- **#2017-008-SP:** Special Permit Application, **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail**, *Kenosia Development, LLC*.

**The above Public Hearing was scheduled for March 21, 2017.**

- **#2017-009-SR:** Subdivision Application, Special Permit Application, and Regulation Amendment Application, **55 Old Quarry Road**, *Old Quarry Road, LLC*.
- **#2017-010-SR:** Special Permit Application, **55 Old Quarry Road**, *Formation Development Group, LLC*.

**The above two Public Hearings were scheduled for April 4, 2017.**

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

Respectfully Submitted,

Lise B. Read  
Recording Secretary