

Ms. Peyser referred to her memorandum dated 4/18/17 and the proposed regulation amendment regarding approvals for work that have been completed without permits. Discussion ensued regarding what a current resident has to do for zoning in order to come into compliance and that adding a wetlands delineation is just one more step.

Commission consensus was to schedule a Public Hearing in June, 2017.

BOARD WALKS:

April 23, 2017

- **#2017-016-SP-PR:** Plenary Ruling, **2 Sanford Station Road, State of CT, DEEP and Town of Ridgefield**

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes for April 4, 2017 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

May 2, 2017

- **(Continued) #2017-010-SR-SP:** Summary Ruling Application, **55 Old Quarry Road, Formation Development Group, LLC**

May 16, 2017

- **#2017-016-SP-PR:** Plenary Ruling Application, **2 Sanford Station Road. State of CT, DEEP and Town of Ridgefield**

Hearing no further discussion, the Chairman adjourned the meeting at 8:10 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.

April 18, 2017

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

Absent: Mark Zeck

Also Present: Richard Baldelli, Zoning Enforcement Officer
Adam Schnell, Assistant Planner
Beth Peyser, Wetlands Agent
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 7:30 PM Chairman Mucchetti called the meeting to order and brought Item #8 forward.

For the record, after Item #8 was heard the Chairman then opened the Inland Wetlands meeting.

At 8:10 PM Chairman Mucchetti reopened the Planning and Zoning Commission meeting.

PENDING ITEMS:

- 1. #2017-015-REV(SP):** Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the construction of a detached building consisting of a 2 car garage, office space and a second floor one-bedroom apartment at **40 Grove Street** in the B-2 Zone. *Statutorily received on 04/04/2017. 65 days for a decision is 06/08/2017. Owner/Appl: 40 Grove Street LLC. Authorized Agent: Reed Whipple. For discussion and action.*

Also Present: Mr. Reed Whipple

Mr. Whipple gave a brief presentation of the proposed revision to the Special Permit and agreed that there would be no outside storage, a condition ZEO Baldelli had asked for.

Mr. Katz motioned, Mr. Hanlon seconded to approve the above revision to the Special Permit as presented and approved by the AAC and as a Final Resolution with standard conditions and the condition that there will be no outdoor storage of construction materials, equipment, supplies, debris etc. Motion carried 7-0.

NEW ITEMS

- 2. #2017-018-REV(SP):** Revision to Special Permit per Section 9.2 of Ridgefield Zoning Regulations to allow the establishment of a Dog Training facility “The Exceptional Pet”, at **901 Ethan Allen Highway** in the B-2 Zone. *Owner/Appl: Ridgefield Professional Office Complex LLC.AA: Paul DiNardo. For receipt and discussion.*

Also Present: Mr. Paul DiNardo
Dr. Richard Lipton

The applicants gave a brief presentation of a proposed new door and a new outdoor fenced in area and explained the proposed use.

Noting that this use is allowed in the B2 zone, the Commission asked if the other tenants agreed to this new use and Mr. DiNardo replied that the other tenants did not have any issues. The Commission also asked about the dog waste and Dr. Lipton answered that it would be collected daily and removed off premises.

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the revision to the Special Permit as presented and as a Final Resolution with standard conditions and the condition that the dog waste be collected and removed daily. Motion carried 7-0.

- 3. #2017-019-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Planning and Zoning Regulations to convert the exterior of the building to its original façade, and one (1) new wall sign at **861 Ethan Allen Highway** in the B-2 Zone. *Owner/Appl: Richard Desrochers. For receipt and discussion.*

Also Present: Richard Desrochers

Mr. Desrochers gave a brief presentation showing a picture of the establishment back in the 1970's and his desire for his building to look like that again. Acknowledged was the AAC report and their recommendations and the applicant's agreement to follow.

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

- 4. #2017-021-FP-SR:** Site Plan Application for Floodplain Development under Section 11.5 for the approval of existing deck and playground equipment within the flood plain on 1.024± acres at **40 Mountain Road** in a RA zone. *Applicant/Owner: Robert DeRoma. For Receipt.*

As with the Inland Wetlands application, Mr. Robert DeRoma and his Engineer, Dainius L. Virbickas were told numerous times by Ms. Beth Peyser of the scheduled meeting and their requirement to attend. Ms. Peyser will reach out again explaining that attendance is a requirement in order for the application to be approved and the order of remedy deemed resolved.

Commission consensus was to table the above Item and place it on the 5/2/17 Agenda.

- 5. #2017-022-PRE:** Pre-submission Concept meeting to discuss Winter Club House, Outdoor Ice Rink, Tennis Court and Multi-Purpose Turf field at **340 Peaceable Street**. *Applicant: Robert R. Jewell, Esq. For discussion.*

Also Present: Attorney Robert Jewell
Mr. Peter Coffin, Architect

For the record, Mr. Cascella was recused.

Both representatives gave a brief presentation explaining how they have scaled back the proposed project to just an outdoor ice rink with a club house. Of note were the following points:

- The rink will be opened from October to the end of March. There will be some events occurring outside of this time frame but the facility will be closed July and August.
- Ms. Kate Throckmorton has created a major streetscape with berms and fencing on the property that will enhance sound mitigation.
- Insulated ice rink boards and chain link fencing instead of glass will be used reduce sound.

Commission consensus was to caution the applicant that the traffic study, the noise study and the lighting plans will be highly scrutinized when the application is submitted.

6. Discussion on Town initiated regulation amendments.% Chair

Again, Chairman Mucchetti explained that she had asked both the Wetlands Agent Beth Peyser and ZEO Richard Baldelli if they had any suggested regulation changes that would assist them in areas that were proving to be difficult.

ZEO Baldelli in response noted his letter of 8/25/16 to where he was recommending the number of stories for single family residences in Section 3.5.J of the Zoning Regulations be amended from 2.5 stories to 3 stories. Discussion ensued regarding the wording of the regulation.

Commission consensus was to schedule a Public Hearing in June, 2017.

7. Discussion on Town Traffic.% Chair

Chairman Mucchetti asked that a sub-committee be formed to look into the traffic issues in Town and meet with the Police Commission. Mr. Cascella volunteered and agreed to meet with the Police Commission to discuss the matter. Mr. Cole and Mr. Zeck may join Mr. Cascella on the committee.

8. Interviews for Planning and Zoning Commission/Inland Wetlands Board vacancy. % Chair.

Also Present: Mr. Charles Robbins, Candidate
Mr. Thomas Madden, Chairman Democratic Town Committee

Chairman Mucchetti noted the letter dated 4/14/17 from the Democratic Town Committee who recommended Mr. Charles Robbins to fill the vacant position on the Inland Wetlands Board and Planning and Zoning Commission.

Mr. Robbins gave a brief personal background noting that he has been a resident of Ridgefield for approximately 33 years, is currently retired and sits on the Board of the Zoning Board of Appeals. The Commission asked questions of Mr. Robbins and put the matter to a vote. There were no other candidates.

Vice Chairman Fossi, Mr. Hanlon seconded to appoint Mr. Charles Robbins to fill the vacancy on the Inland Wetlands Board and Planning and Zoning Commission. Motion carried 7-0.

COMMISSION WALKS:

April 23, 2017

- **#2017-016-SP-PR: Special Permit Application, 2 Sanford Station Road, State of CT, DEEP and Town of Ridgefield.**

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. A letter from Mr. Philip, Doyle, LADA dated 4/5/17 regarding change of address for the Ridgefield Little League project.
2. A letter from Mr. Michael Galante, Frederick P. Clark dated 4/3/17 regarding the traffic study for #2 Sanford Station Rd.
3. A review memorandum from ZEO Baldelli dated 4/7/17 regarding #2 Sanford Station Rd.
4. A site map for #2 Sanford Station Rd.

5. A letter from ZEO Baldelli to Ms. Meera Lobo dated 4/5/17 regarding Hickory Lane subdivision.
6. Regulation 5.3.D Uses Requiring Special Permit35 Old Quarry Rd.
7. Zoning Regulation inserts.

MINUTES

For Approval:

Mr. Katz motioned, Mr. Dunphy seconded to approve the Meeting Minutes of April 4, 2017 as presented. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

May 2, 2017

- **(Continued) #2017-009-S-S-SR-A:** Special Permit Application(PH closed for Subdivision and Text Amendment), **55 Old Quarry Road** (to be assigned **35 Old Quarry Road**), Old Quarry Road LLC
- **(Continued) #2017-010-SP-SR:** Special Permit Application, **55 Old Quarry Road**, Formation Development Group LLC.

May 16, 2017

- **#2017-016-SP-PR:** Special Permit Application, **2 Sanford Station Road**. *State of CT, DEEP and Town of Ridgefield.*

Hearing no further discussion, the Chairman adjourned the meeting at 9:27 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary