

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

September 13, 2016

Present: Peter Chipouras  
Stephen Cole  
Tim Dunphy  
George Hanlon  
Di Masters  
Mark Zeck  
Rebecca Mucchetti, Chairman  
Joseph Fossi, Vice Chairman

Absent: John Katz

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.*

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

**PENDING ITEMS**

**Vice Chairman Fossi motioned, Ms. Masters seconded to add the following item to the Agenda. Motion carried 9-0.**

- 1. Plenary Ruling, 500 Main Street.** Discuss proposed modifications to construction phasing plan - % PD

Chairman Mucchetti reminded the Board of discussions last week on administrative approvals verses applications for revised approvals by the Board and how Wetlands Agent Peyser was uncomfortable with an administrative approval on a Plenary Ruling application. She then turned the discussion over to Planner Meder who explained that a closer examination of the Town Inland Wetlands and Watercourse Regulations revealed that the Inland Wetland Agent, in fact, does not have administrative approval authority over prior Board application approvals. This was confirmed as part of additional consultations with the CTDEEP staff member who oversees the Wetlands Management Section. Revisions to prior Board approvals are to be submitted to the Wetlands Agent for review and recommendation, but action on proposed revision must be taken by the Board itself. There is a very narrow range of issues on which the Wetlands Agent can administratively approve an amendment. Planner Meder then explained the P&Z Commission portion of this issue. See the P&Z Commission Minutes.

With this information, Planner Meder then described her recent communications with the Authorized Agent of 500 Main Street regarding the conclusion that was reached

on the need for Board approval of a revision to the previously adopted Plenary Ruling resolution. He stated that the application form was ready to go. In further discussions, the Planner stated she also explained to him why the submission of updated plans would be required, noting that the prior plan submission did not adequately detail the proposed transition from the existing temporary sediment trap (TST) to a combination of a smaller TST and partial rain garden as discussed for the first time at the September 6, 2016 meeting, and then from the smaller TST to the originally approved configuration of four rain gardens in series. The Authorized Agent indicated that he would need to discuss the requirement for submission of updated plans with the applicant. On Monday, September 12, the Authorized Agent advised Planner Meder that the applicant had decided it would not pursue approval of the proposed modifications to the originally approved construction phasing plan.

Chairman Mucchetti stated that she was in contact with Planner Meder through this entire process and does agree that the concept of permitting administrative approval of modifications to a Plenary Ruling application is stretching the authority of the Inland Wetlands Agent. The Board concurred.

#### **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**

1. A letter from CTDEEP to Mr. Charlie Fisher, PE dated 9/7/16 regarding Shadow Lake Dam. Chairman Mucchetti noted this was for informational purposes only.

#### **MINUTES**

##### **For Approval:**

There were no Meeting Minutes to approve.

##### **For Distribution:**

The Meeting Minutes for September 6, 2016 were distributed.

#### **PUBLIC HEARINGS**

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 7:38 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.

September 13, 2016

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

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 Inland Wetlands Board Meeting.*

*For the record, the Meeting Minutes numbering has been amended from the original Agenda and the next two meetings (P&Z Commission and Aquifer Protection Agency) were heard in the following order: Items 1, 7, Aquifer Protection Agency, 2, 4, 3, 8, 6, and 5.*

At 7:38 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

- 1. #2016-075-PRE:** Pre-Submission Concept meeting to discuss proposed modifications to dwelling unit count and number of affordable dwelling units for **7-9 North Salem Road**. Applicant: Eppoliti Realty Co., Inc. Authorized Agent: Michael Eppoliti. Statutorily Received 9/6/2016. For discussion.

Also Present: Mr. Michael Eppoliti

Mr. Eppoliti gave a brief presentation of how he proposes to change the third floor layout to accommodate a total of 5 units instead of 3, and to include another affordable unit as part of that floor plan revision. He noted that the only exterior changes will be the addition of dormers on the north elevation of the building, that the parking required is 27 spaces and he has 29, and that in total there would be 10 market rate units and 5 affordable units under the proposed modifications.

**Commission consensus was they found no issues with the pre-submission concept.**

**Mr. Hanlon motioned, Mr. Chipouras seconded to add the following Item #2 to the Agenda. Motion carried 9-0.**

**2. Special Permit, 500 Main St.** Discuss proposed modifications to construction phasing plan - % PD

Chairman Mucchetti reminded the Commission of discussions last week on administrative approvals verses applications for revised approvals from the Commission. She then turned the discussion over to Planner Meder who explained that a closer examination of the Town Zoning Regulations indicated that the Planner could have administrative approval authority over modifications to prior Commission application approvals, but only in very limited circumstances. Examples of modifications that could be approved administratively would include minor changes to the location or arrangement of parking or landscaping or minor changes to the architecture of a building or structure.

With this information, Planner Meder then described her recent communications with the Authorized Agent of 500 Main Street regarding the conclusion that was reached on the need for Commission approval of modifications to the construction phasing plan that was approved as part of the previously adopted Special Permit resolution. He stated that the application form was ready to go. In further discussions, the Planner stated she also explained to him why the submission of updated plans would be required, noting that the stormwater management plan and construction phasing plan are part of the previously approved site plan that is proposed to be modified. The Authorized Agent indicated that he would need to discuss the requirement for submission of updated plans with the applicant. On Monday, September 12, the Authorized Agent advised Planner Meder that the applicant had decided it would not pursue approval of the proposed modification to the originally approved construction phasing plan.

Chairman Mucchetti stated that she was in contact with Planner Meder through this entire process and does agree with Planner Meder's findings. The Commission concurred.

**NEW ITEMS**

- 3. #2016-077-VDC:** Village District Application under Section 8.3 of the Town of Ridgefield Zoning Regulations per Section 5.1.B for new storefront signage (Whip Salon) at **23 Governor Street** in the CBD Zone. *Owner: Couri Family LP. Applicant/Authorized Agent: Whip Salon. For receipt, discussion and action.*

After receiving the VDC comments, which stated that the proposed storefront sign must have black letters on a white background and that the letters must be centered between the columns with no gaps, the following motion was made.

**Vice Chairman Fossi motioned, Ms. Masters seconded to approve the above Village District application as amended by the VDC and as a Final Resolution with standard conditions. Motion carried 9-0.**

- 4. #2016-078-REV(SP)-VDC:** Revision to the Special Permit under Section 9.2 per Section 7.2.E of the Town of Ridgefield Zoning Regulations; and (2) Village District Application under Section 9.3 per Section 5.1.B for the installation of a wall mounted sign and the erection of a freestanding entrance sign which exceed the regulations on permitted square footage at **29 Prospect Street (Ridgefield Supply)** in the CBD

Zone. *Applicant/Owner: 29 Prospect Street, LLC. Authorized Agent: Craig Sinclair. For receipt, discussion and action.*

Also Present: Mr. Craig Sinclair  
Mr. Michael Gulick, GC

A verbal VDC report was received stating that the VDC liked the color and design of the proposed freestanding sign and building sign, but it recommended that the size of the sign and frame on the building be reduced by 25%. After a brief discussion, the Commission felt that because the sign would be set back 100 feet from the road, there would be only two signs on the entire property displaying the name Ridgefield Supply, and the proposed sign and frame would be directly proportional to the size of the building facade, most of the Commission was comfortable taking action to approve the proposed signs. However, two Commissioners first wanted to see a revised rendering for the building sign as requested by the VDC prior to granting approval.

**Mr. Chipouras motioned, Mr. Zeck seconded to approve the above revision to the Special Permit for two signs as presented and as a Final Resolution with standard conditions. Motion carried 7-0-2. Mr. Katz and Ms. Masters abstained.**

5. **#2016-079-VDC:** Village District Application under Section 8.3 of the Town of Ridgefield Zoning Regulations per Section 5.1.B for new storefront signage at **404 Main Street** (Keller Williams Realty) in the CBD Zone. *Owner: Urstadt Biddle Properties. Applicant: Kevin Kane. For receipt, discussion and action.*

Discussion of the above Village District application was adjourned at the request of the applicant, who had previously requested a postponement if the VDC had comments on the proposed sign. **Pending receipt of the VDC report, this will be discussed at the 10/4/16 meeting.**

6. **#2016-080-REV(SP)-AAC:** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations; and (2) an application for architectural review by the Architectural Advisory Committee per Section 7.2.H for a freestanding property identification sign to include a 3-foot stone wall and fencing at **77 Sunset Lane** in the MFDD Zone. *Owner/ Applicant: Charter Group Partners at Ridgefield, LLC. For receipt, discussion and action.*

Also Present: Mr. Martin Handshy

Mr. Handshy gave a brief presentation on the proposed signage, lighting, wall, fencing and plantings. The only AAC comment had to do with the proposed plantings and how two specific tree might eventually obscure view of the sign when the trees grow. The Commission acknowledged that potential concern and so did the Applicant, who stated he would discuss with his Landscape Architect an appropriate substitute for the tree species of concern.

**Vice Chairman Fossi motioned, Mr. Chipouras seconded to approve the above revision to the Special Permit as amended and as a Final Resolution with standard conditions and the following condition:**

- **The weeping white spruce trees shown on the “Entrance Monument Sketches” and numbered #1 must be replaced with an alternative tree species that will not obscure visibility of the sign when it grows to maturity.**

**Motion carried 9-0.**

- #2016-081-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the conversion of a previously approved mini golf course into a single putting green at **824 Ethan Allen Highway** in the B-2 Zone. *Owner/Authorized Agent: Roger Knick. Applicant: Golf 824, LLC. For receipt, discussion and action.*

Also Present: Mr. Roger Knick

Mr. Knick gave a brief presentation regarding the conversion of a cement mini golf course to an all-grass putting green. Noted was the huge reduction in impervious surface with this change and that the Applicant did submit an administrative wetlands permit application, which acknowledges the barrier that must be maintained through E&S controls between the wetlands, 100-year flood plain and the work being done.

**Mr. Zeck motioned, Vice Chairman Fossi seconded to approve the above-described revision to the Special Permit as presented and as a Final Resolution with standard conditions noting the condition that E&S controls must be strictly adhered to. Motion carried 9-0.**

**Mr. Katz motioned, Mr. Zeck seconded to approve adding the following Item #8 to the Agenda. Motion carried 9-0.**

#### **8. Meeting Calendar – c/o Chairman**

Chairman Mucchetti noted that the calendar has been light as of late and asked the Commissioners if they wanted to establish a two meeting per month calendar in 2017 or continue the scheduling of three meetings in a month. Noted was that the VDC/AAC meet on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month, so it may be advisable to have Commission meetings on the alternative 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays to allow input from the VDC/AAC to be forwarded to the Commission well before the Commission meetings. It was also observed that it is easier to cancel a meeting than to schedule a meeting due to legal notices, etc.

**Commission consensus was to continue scheduling three meetings during the month but to schedule all applications and agenda items on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of the month so that meetings on the 2<sup>nd</sup> Tuesday could be used for discussion of special projects, or canceled altogether as the work load warrants.**

#### **COMMISSION WALKS**

There were no Commission walks.

#### **REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

## **CORRESPONDENCE**

There was no correspondence.

## **MINUTES**

### **For Approval:**

There were no Meeting Minutes to approve.

### **For Distribution:**

The Meeting Minutes for September 6, 2016 were distributed.

## **PUBLIC HEARINGS**

### **October 04, 2016:**

- **#2016-073-REZ:** Zone Change Application, **108 Danbury Road** and **130 Danbury Road**, *Fred's Servicer, Inc. and Kelly Copps Hill Realty LLC.*

Hearing no further discussion, the Chairman adjourned the meeting at 8:43 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary

UNAPPROVED / UNREVISED  
MINUTES  
AQUIFER PROTECTION AGENCY

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September 13, 2016

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

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 Inland Wetlands Board Meeting.*

At 7:50 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

There were no new items.

**CORRESPONDENCE**

There was no correspondence.

**MINUTES**

**For Approval:**

**Vice Chairman Fossi motioned, Ms. Masters seconded to approve the Meeting Minutes for 6/21/16 as presented. Motion carried 9-0.**

Hearing no further discussion, the Chairman adjourned the meeting at 7:51 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary