

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

September 6, 2016

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

Absent: Di Masters

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.

For the record, Chairman Mucchetti explained the reason for the "Revised" Agenda at the table and that the only revisions were the phrasing of some of the items and the file numbers.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. Discuss proposed modifications to construction phasing plan for **500 Main Street** and applicable approval process - % PD

Also Present: Attorney Robert Jewell
Mr. Carl Lecher
Mr. Steven Sullivan, PE

Mr. Hanlon motioned, Mr. Zeck seconded to combine this IWB discussion with the P&ZC discussion. Motion carried 8-0.

Attorney Jewell and Mr. Sullivan gave a brief explanation of the proposed revisions to change the order of the Phasing Plan so the applicant could remove the temporary sediment trap which would eliminate the standing water in the unsightly, insect breeding detention

basin and improve the appearance and marketability of the entire site. Confirmed was the proposed stabilization of any disturbed areas not under construction along the north side of the new travel way with loam and seed, that erosion controls will continue to be monitored and maintained by the developer's contractor, and that the individual house erosion controls (sediment fence, catch basin silt sacks, hay bales) will contain any potential erosion.

There was a discussion regarding the acceptability of the applicant's proposed construction phasing plan modifications and the need for updated plans describing all features of the proposed stormwater management plan. The concept of an administrative approval versus the approval of a revised wetlands permit application was also discussed, but it was felt that if conditioned properly, administrative approval would be appropriate.

Mr. Katz motioned, Mr. Chipouras seconded to approve the Inland Wetland Agent Peyser handling the above requested changes administratively based on the following conditions:

- **The applicant will only disturb the land for one house foundation at a time and will fully stabilize the disturbance before moving onto the next house foundation.**
- **The applicant will convert the upper rain gardens into a temporary sedimentation trap, replacing the larger existing temporary sedimentation trap as requested.**
- **At the end of the project and after inspections, should the upper rain gardens be filled with sediment, the applicant will dredge and restore the rain gardens to fully function as originally intended.**

Motion carried 8-0.

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 pieces of correspondence.

1. A letter dated 7/21/16 from CTDOT inviting comments on the proposed construction activities to replace a bridge on Route 7 over the Norwalk River.
2. The Habitat, Summer 2016. Chairman Mucchetti called attention to the article titled "Supreme Court Broadly Exempts Farm Roads from Wetlands Agency Jurisdiction: Clear on the Law, Fuzzy on the Facts".
3. A Memorandum dated 9/2/16 from Wetlands Agent Peyser regarding a modified order for correction of violations on the Bennetts Farm Road lot owned by Mr. Stephen Courtney.
4. A package of background information, as requested by the Board, from the IWB file regarding the property at 107 Cooper Road.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the Meeting Minutes for 7/26/2016 as presented. Motion carried 7-0-1. Mr. Cole abstained.

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 8:02 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 6, 2016

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

Absent: Di Masters

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 Wetland Meeting.

At 8:02 PM Chairman Mucchetti called the meeting to order.

For the record, Item #4 was heard first, followed by the Commission going back to the top of the Agenda.

PENDING ITEMS

There were no pending items.

NEW ITEMS

- 1. #2016-072-VDC:** Village District Application under Section 5.1.B of the Town of Ridgefield Zoning Regulations per Section 8.3 to permit the construction of a roof-walk (widows walk) at **400 Main Street** in the CBD Zone. *Applicant: Town of Ridgefield. For receipt and action.*

Also Present: Mr. Rudy Marconi, First Selectman
Mr. David Scott, Architect

There was a brief discussion regarding the proposed widows walk and the materials that will be used. Mr. Marconi stated the project will be paid for by donations but there was no current plan to provide access to the widows walk from inside the building. The building modifications needed to provide such access could not be accommodated without further donations.

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the above Village District application as presented and approved by the VDC, and as a Final Resolution with standard conditions. Motion carried 8-0.

2. **#2016-073-REZ:** Zone Change Application under Section 9.2.C of the Town of Ridgefield Zoning Regulations to alter the zoning designation of **108 Danbury Road** and **130 Danbury Road** from a B-3 Zone to a B-1 Zone. *Applicant: Fred's Servicenter, Inc. and Kelly Copps Hill Realty LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, scheduling of walk, and scheduling of public hearing date.*

Mr. Chipouras motioned, Mr. Zeck seconded to receive the above Zone Change application, to deem the walk not necessary, and to schedule the Public Hearing for 10/4/16. Motion carried 8-0.

3. **#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. For receipt and requested discussion at 9/13/16 meeting.*

Commission consensus was to receive the above the Pre-Submission Concept meeting request and to place the item on the 9/13/16 Agenda.

4. Discuss proposed modifications to construction phasing plan for **500 Main Street** and applicable approval process - % PD

Also Present: Attorney Robert Jewell
 Mr. Carl Lecher
 Mr. Steven Sullivan, PE

Mr. Hanlon motioned, Mr. Zeck seconded to combine the IWB discussion with the P&ZC discussion. Motion carried 8-0.

Attorney Jewell and Mr. Sullivan gave a brief explanation of the proposed revisions to change the order of the Phasing Plan so the applicant could remove the temporary sediment trap which would eliminate the standing water in the unsightly, insect breeding detention basin and improve the appearance and marketability of the entire site. Confirmed was the proposed stabilization of any disturbed areas not under construction along the north side of the new travel way with loam and seed, that erosion controls will continue to be monitored and maintained by the developer's contractor, and that the individual house erosion controls (sediment fence, catch basin silt sacks, hay bales) will contain any potential erosion.

There was a discussion regarding the acceptability of the applicant's proposed construction phasing plan modifications and the need for updated plans describing all features of the proposed stormwater management plan. The concept of an administrative approval versus

the approval of a revised special permit applications was also discuss, but if was felt that if conditioned properly, administrative approval would be appropriate.

Mr. Katz motioned, Mr. Chipouras seconded to approve Planner Meder handling the above requested changes administratively based on the following conditions:

- **The applicant will only disturb the land for one house foundation at a time and will fully stabilize the disturbance before moving onto the next house foundation.**
- **The applicant will convert the upper rain gardens into a temporary sedimentation trap, replacing the larger existing temporary sedimentation trap as requested.**
- **At the end of the project and after inspections, should the upper rain gardens be filled with sediment, the applicant will dredge and restore the rain gardens to fully function as originally intended.**

Motion carried 8-0.

5. Discuss proposed Identification Sign/Monument modifications to **77 Sunset Lane (#2015-041-PR-SP)** and applicable approval process- % PD.

Also Present: Mr. Jay Metcalfe, Charter Group Partners at Ridgefield, LLC

After a brief discussion, Commission consensus was to table this item until 9/13/16 pending receipt of the AAC Report.

6. Inquiry from USGS/Liz Ahearn – FEMA Flood Map Update % PD.

Chairman Mucchetti and Planner Meder explained the email from Ms. Liz Ahearn, USGS Risk Map Project Manager dated 8/29/16 in which Ms. Ahearn asked the Town of Ridgefield if it wanted to request updated analysis of any particular area riverine floodplain in the Town as part of the updating of FEMA flood maps.

Commission consensus was to have the Planner reply to Ms. Ahearn that the Titicus watershed should be studied further.

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 pieces of correspondence.

1. Two letters from Mr. Richard Baldelli dated 8/24/16 regarding the lot on Bennetts Farm Rd. and the lot on 223 Mountain Rd, both owned by Mr. Stephen Courtney.

2. A letter from Mr. Richard Baldelli dated 8/17/16 regarding the premises at Limestone Rd.
3. A proposed Ridgefield Supply signage received 9/6/16. Chairman Mucchetti noted that the proposed sign needs to be reviewed by the VDC and will be placed on the 9/13/16 P&Z Agenda.

MINUTES

For Approval:

Mr. Hanlon motioned, Mr. Chipouras seconded to approve the Meeting Minutes for 7/26/2016 as presented. Motion carried 7-0-1. Mr. Cole abstained.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Scheduled:

- **#2016-073-REZ:** Zone Change Application, **108 Danbury Road** and **130 Danbury Road.** *Applicant: Fred's Servicenter, Inc. and Kelly Copps Hill Realty LLC. Authorized Agent: Robert R. Jewell, Esq.*

The above Public Hearing has been scheduled for October 4, 2016.

Hearing no further discussion, the Chairman adjourned the meeting at 8:35 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary