

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

May 3, 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: Betty Brosius, Wetland Agent
Adam Schnell, Assistant Planner

Planning and Zoning Public Hearings were held prior to the meeting.

At 9:17 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2016-034-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations for the construction of a 27" wall and plantings at **Crescent Beach**, across from the intersection of Crescent Drive and Clearview Drive (along the bank of Rainbow Lake). *Owner: Ridgefield Lakes Association. Applicant: Douglas Carroll. Statutorily Received 4/12/2016. 65 days for a decision 6/16/2016. Individually walked. For discussion and action.*

Also Present: Douglas Carroll, Applicant

Mr. Carroll gave a brief presentation describing the Association's issues with phragmites, how they resolved that issue with a backhoe but now want to complete the project with a wall (currently built) and plantings to stop erosion into the lake. The plantings, he suggested, would be a model for residents around the lake.

The Commission's concern was the set wall already built which prevents, as the Conservation Commission noted in their review letter, aquatic and semi-aquatic species entering and leaving the lake. A loose stone wall is the preferred wall. Noted was the discrepancy between the Lake Association guidelines encouraging set walls to stop erosion into the lake and the Inland Wetlands regulations prohibiting set walls. There was an urging for collaboration between Lake Associations, the Conservation Commission and the Inland Wetlands Agent to set

one guideline for the Lake Associations which coincides with the Wetlands Regulations.

The final overall consensus was that the answer to stop erosion into the lake was heavy native plantings and that the Lake Association should be an example for the rest of the Community not only with the plantings but as regards to the wall also.

Ms. Masters motioned, Mr. Zeck seconded to approve the above Summary Ruling application as amended and as a Final Resolution with standard conditions and the following conditions:

- **Install erosion control silt fence on the outer edge of the wood retaining wall.**
- **Remove the wall.**
- **Stabilize with appropriate heavy plantings at the water's edge.**

Motion carried 9-0.

NEW ITEMS

There were no new items.

BOARD WALKS

There were no Board walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

Agent Brosius briefly explained her memorandum of May 2, 2016 which states that the Town has a new Treasurer, Molly McGeehin, who had asked the office to assist her in reconciling outstanding records for bonds.

Mr. Katz motioned, Mr. Chipouras seconded to approve the release of the following Wetlands bonds as recommended. Motion carried 9-0.

#9277-SR: 155 Main Street / Lewis House, formerly Creehan / Wetlands

\$1,500 bond posted for filling of wetlands for house construction. House received Certificate of Occupancy in 1993. *Recommend full release.*

#9520-SR: 34 Old Branchville Road / Parcel B (Sylvia Ablon) / Wetlands

House construction and site development received sign-off by wetlands and zoning in November 1995. \$1,650 posted for site work. *Recommend full release.*

#9576-PR: 7 Bruschi Lane / House Construction / Wetlands

Bond posted for site work adjacent to wetlands. \$1,000 bond posted. House received sign-offs for completion in 1998. *Recommend full release.*

#20150-SP-SR: 125 Danbury Road (Copps Hill Plaza) / Ridgefield Properties LLC / E&S for Wetlands Work \$3,000 bond posted. Shopping plaza is complete. *Recommend full release.*

#2003-024-SR: 15 Canterbury Lane / James Howley / Shed in Wetlands \$550 bond posted to ensure compliance with approval. *Recommend full release.*

#2003-073-SR: 30 Roberts Lane / Edward C. Freer, Jr. / E&S Bond \$800 bond posted in April 2004 for E&S relative to wall building. *Recommend full release.*

#2003-092-SR: 17 Lounsbury Road / John Phelan / E&S Bond \$500 bond posted for E&S control. (\$3250 landscaping bond released previously). *Recommend full release.*

#2004-069-SR: 31 Catoonah Street / Stephen J. Zemo / Wetlands Site Work \$2,000 bond posted for installation of rain gardens at the multi-residence condominium development. Houses were completed in 2006. *Recommend full release.*

#2006-100-WV: 11 Old Stagecoach Road / Hunter & Jeanne Harrison / Wetlands Mitigation #2,500 of original \$10,000 bond remaining for wetlands mitigation work. Was to be held through 2009 growing season. *Recommend full release.*

#2006-040-SR-S: 48 Peaceable Hill Road / Suni & William Harford, Jr. / Wetlands Work \$3,000 remaining to establish vegetation. Residence received C of O in 2009. *Recommend full release.*

#2012-032-SP: 25 Prospect Street / The Prospector Theater / Wetlands Plantings \$1,123 bond posted for wetlands plantings. IWA inspected. *Recommend full release.*

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Ms. Masters seconded to approve the Meeting Minutes for April 19, 2016 as amended. Motion carried 9-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Continued:

- **(Continued) #2016-012-REZ-SP-SR: Summary Ruling, 509 Main Street, 509 Main Street, LLC.**

The above Public Hearing has been continued to June 7, 2016.

May 24, 2016:

- **(Continued) #2016-025-SP-FP-SR:** Summary Ruling application, **4 Wooster Street, Lisa and Matthew Conway**

Hearing no further discussion, the Chairman adjourned the meeting at 9:58 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary
(Not Present, Per Audio)

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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

May 3, 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: Betty Brosius, Director of Planning
Adam Schnell, Assistant Planner

Planning and Zoning Public Hearings were held prior to the Inland Wetland Meeting.

At 9:59 PM Chairman Mucchetti called the meeting to order.

For the record, Item #3 and Item #4 were heard first and then the Commission went back to the top of the Agenda.

PENDING ITEMS

1. **#2016-006-A:** Proposed new Section 7.14-Drainage Requirements and Stormwater Management, amendments to Section 2.2-Definitions for Impervious Surfaces and amendments to Section 7.6-Erosion and Sediment Control of the Ridgefield Zoning Regulations. *Distributed 2/16/2016. Commission Initiated. Discussed 2/16/2016. Tabled for further review 3/1/2016. Discussed 3/8/2016. For discussion and action.*

Also Present: Mr. Richard Baldelli, ZEO

Vice Chairman Fossi motioned, Ms. Masters seconded to approve the above proposed Regulation amendment as presented, and as amended and per the memorandum dated 4/28/16 by Planner Brosius. Motion carried 9-0.

2. **#2016-007-A:** Proposed amendments to Section 7.5- Excavation, Filling and Grading of the Ridgefield Zoning Regulations. *Distributed 2/16/2016. Commission Initiated. Discussed 2/16/2016. Tabled for further review 3/1/2016. Discussed 3/8/2016. For discussion and action.*

Also Present: Mr. Richard Baldelli, ZEO

Discussed was that the point of the above amendment was to try and maintain some sort of control of how and where the applicant was excavating, filling and grading and not necessarily that the applicant had brought in a small amount of extra fill. Other than putting a Zoning Officer on every street corner, it is very difficult to police the amount of fill being brought onto a property but the Zoning Enforcement Officer has the authority if there is some question to ask for receipts.

Mr. Katz motioned, Mr. Cole seconded to approve the above Regulation amendment as presented. Motion carried 9-0.

NEW ITEMS

3. **#2016-040-VDC:** Village District application under Section 8.3 pursuant to Section 5.1.B of the Town of Ridgefield Zoning regulations for façade alterations to an existing 2 story building at **412 Main Street** in the CBD zone. *Owner: Urstadt Biddle Properties, Inc. and Andrew Albrect-V.P. Director of Management and Construction. Applicant: Sean O’Kane A.I.A. Architect P.C.. For receipt and discussion.*

Also Present: Sean O’Kane, Architect

Mr. Katz motioned, Vice Chairman Fossi 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 9-0.

4. **#2016-042-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning regulations for exterior alterations to an existing gas station for the replacement of signage from BP to Exxon on ± 2.0 acres at **242 South Salem Road** in the RAA zone. *Owner: Getty Properties. Applicant: JSP Land Development. For receipt and action.*

Also Present: Paul Labbe, Applicant

Mr. Katz motioned, Ms. Masters seconded to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 9-0.

5. **#2016-044-SP:** Special Permit under Section 9.2 pursuant to Section 3.3.D.1 of the Town of Ridgefield Zoning Regulations for an existing accessory dwelling unit over 900 sq. ft. at **30 Dowling Drive** in the RAA zone. *Owner: Ida Silvestri. Authorized Agent: Gloria Gouveia. For receipt and schedule hearing date.*

Mr. Chipouras motioned, Ms. Masters seconded to receive the above Special Permit and to schedule a Public Hearing for 6/7/16. Motion carried 9-0.

Mr. Hanlon motioned, Mr. Chipouras seconded to add the following item to the Agenda. Motion carried 9-0.

6. Stormwater and Excavation Regulations

Vice Chairman Fossi suggested the formation of a subcommittee to work with the Conservation Commission, the Zoning Enforcement Officer and the Wetlands Agent to review recommendations made by the Conservation Commission and Mr. Steven Trinkas, Trinkas Engineering LLC as regards to further revisions to the stormwater and excavation regulations.

Commission consensus was to place this item on the May 17th Agenda for discussion.

COMMISSION WALKS

There were no Commission walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

For the record, Vice Chairman Fossi was recused.

Ms. Masters motioned, Mr. Zeck seconded to approve the release of the following Planning and Zoning bonds as recommended. Motion carried 8-0-1. Vice Chairman Fossi was recused.

#86163-S (formerly #8627-S): Main Street / Jessup Subdivision / Accessway Bond
Robert Grasso, Builder. \$1,000 remaining bond. *Recommend full release.*

#8718-PRD-S: Mountain Road / Mountain Park Subdivision / Accessway Bond
\$2,200 posted by Ridgefield Lake Properties (\$2,000) and Nod Hill Associates (\$200).
Recommend full release.

#8731-R: Dillman Court / Subdivision / Accessway Bond
Dillon Associates, Portland Corporation Access off Chestnut Hill Road. \$1,000 remaining bond. *Recommend full release.*

#9930-R: 384 West Lane / Leary Construction Management / Accessway
\$1,000 bond posted for accessway maintenance for Topgallant Subdivision.
Recommend full release.

#9964-SPA: 11 Kendra Court / John & Catherine McGrath / Landscaping
\$2,000 bond posted for landscaping of new home in the subdivision where Site Plan Approval was required. House was granted C of O in 1999 and is well established.
Recommend full release.

#20003-SPA: 15 Canterbury Lane / James Howley / Landscaping Bond

Canterbury Tails Subdivision. \$2,000 bond posted for landscaping. House received C of O in September 2000. *Recommend full release.*

#20148-SPA: 10 Kendra Court / Martin Construction Mgmt., Inc. / Landscaping

(Marty Handshy) \$1,000 bond posted for landscaping. House received C of O in 2001. *Recommend full release.*

#2002-4-SP: 118 North Salem Road / Eppoliti Realty Co., Inc. / E&S Bond

\$1,450 bond posted for erosion and sediment control for barn addition in floodplain. The addition was never built. *Recommend full release.*

#2007-013-SP: 9 Ethan Allen Highway / Erin Properties LLC / Landscaping Bond

\$1,000 remaining bond, posted for landscaping. Site has been finished for 8+ years. *Recommend full release.*

#2008-082-REV(SP): 21 Bryon Avenue (Lot 1) / Country Club Development LLC / Landscaping Bond

\$1,425 bond remaining for landscaping. Work has been completed. *Recommend full release.*

CORRESPONDENCE

Chairman Mucchetti noted the following correspondence.

1. An email from Attorney Robert Jewell dated 4/29/16 which granted an extension to continue the Public Hearing for 509 Main St. to June 7, 2016.
2. A memorandum from Ms. Kelly Ryan, ZBA Administrator stating that Mr. Carson Fincham (alternate member ZBA) was appointed to fill the position on the ZBA vacated by Mr. Charles Creamer.
3. A New York Times article dated 4/26/16 titled "In Wealthy Pocket of Connecticut, an Innovative Approach to Affordable Housing".

MINUTES

For Approval:

Ms. Masters motioned, Vice Chairman Fossi seconded to approve the Meeting Minutes for April 19, 2016 as amended. Motion carried 9-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Scheduled:

- **#2016-044-SP: Special Permit, 30 Dowling Drive, Ida Silvestri. Authorized Agent: Gloria Gouveia.**

The above Public Hearing was scheduled for June 7, 2016.

Continued:

- **(Continued)#2016-012-REZ-SP-SR:** Rezone and Special Permit, **509 Main Street, 509 Main Street, LLC.**

The above Public Hearing has been continued to June 7, 2016.

Withdrawn:

- **#2016-030-SP:** Special Permit, **15 Lewis Drive, Allison Brush**

The above application has been withdrawn and the Public Hearing scheduled for May 10th has been cancelled.

May 24, 2016

- **#2016-029-A:** Amendment/ Accessory Dwelling Unit
- **#2016-039-A:** Amendment/140% Rule (increased lot coverage) . *Commission Initiated*

Hearing no further discussion, the Chairman adjourned the meeting at 10:15 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary
(Not Present, Per Audio)