

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

April 19, 2016

Present: Peter Chipouras  
George Hanlon  
John Katz  
Di Masters  
Rebecca Mucchetti, Chairman  
Joseph Fossi, Vice Chairman

Absent: Stephen Cole  
Tim Dunphy  
Mark Zeck

Also Present: Adam Schnell, Assistant Planner  
Lise Read, Recording Secretary

Absent: Betty Brosius, Director of Planning

*An Inland Wetlands and Planning and Zoning Public Hearings were held prior to the meeting.*

At 8:07 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **IF PUBLIC HEARING IS CLOSED: #2016-025-SP-FP-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations to permit prior grading and filling within the wetlands on 1.39± acres at **4 Wooster Street** in the RAA zone. *Applicant/Record Owner: Lisa and Matthew Conway. Statutorily received on 3/8/2016. 65 days to schedule public hearing 05/12/2016. 35 days for a decision 05/24/2016. For discussion and action.*

**This Public Hearing did not close and has been continued to 5/24/16.**

**NEW ITEMS**

There were no new items.

**BOARD WALKS**

**Scheduled:**

- **#2016-034-SR:** Summary Ruling, intersection of Crescent Drive and Clearview Drive, *Douglas Carroll.*

**It was decided that the Commissioners will visit the property as individual drive-bys.**

**REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

**CORRESPONDENCE**

There was no correspondence.

**MINUTES**

**For Approval:**

**Mr. Katz motioned, Vice Chairman Fossi seconded to approve the Meeting Minutes for April 12, 2016 as presented. Motion carried 6-0.**

**For distribution:**

There were no Meeting Minutes to distribute.

**PUBLIC HEARINGS**

**Continued:**

- **#2016-025-SP-FP-SR:** Summary Ruling **4 Wooster Street**, *Applicant/Record Owner: Lisa and Matthew Conway*

**This Public Hearing has been continued to May 24, 2016.**

**May 10, 2016:**

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

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

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April 19, 2016

Present: Peter Chipouras  
George Hanlon  
John Katz  
Di Masters  
Rebecca Mucchetti, Chairman  
Joseph Fossi, Vice Chairman

Absent: Stephen Cole  
Tim Dunphy  
Mark Zeck

Also Present: Adam Schnell, Assistant Planner  
Lise Read, Recording Secretary

Absent: Betty Brosius, Director of Planning

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

At 8:10 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2016-014-SP:** Special Permit Application under Section 3.2.C.2 of the Zoning regulations to permit an institutional facility to operate within a portion of an existing two family house for religious education and assembly purposes at **27R West Lane** in the RA zone. *Applicant: Rabbi Deitsch. Owner: JBHS Building, LLC. Authorized Agent: Lawrence Spector. Statutorily Received 2/16/2016. Hearing opened on 3/15/2016. 65 days for a decision 06/23/2016. For discussion and action.*

**Mr. Katz motioned, Vice Chairman Fossi seconded to adopt the Proposed Resolution of Approval for the above Special Permit as presented with the following Item #10 added:**

**10. An As-Built Survey that includes the fence and any and all landscaping plans as presented will be required.**

**Motion carried 6-0.**

2. **IF PUBLIC HEARING IS CLOSED: #2016-025-SP-FP-SR:** (1) Special Permit Application under Section 9.2.A.7 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for approval of an existing accessory dwelling unit above a garage, and (2) Site Plan Application for Flood Plain Development under Section 11.5 for the approval of prior grading and filling and shed construction within the flood plain on 1.39± acres at **4 Wooster Street** in the RAA zone. *Owner/Applicant: Lisa and Matthew Conway. Statutorily received on 3/8/2016. 65 days for a decision 06/23/2016. For discussion and action.*

**This Public Hearing did not close and has been continued to 5/24/16.**

3. **#2016-029-A:** Proposed amendments to Section 3.3.C. - Accessory Dwelling Unit (Affordable/Senior), and amendments to Section 3.3.D.1- Accessory Dwelling Unit of the Town of Ridgefield Zoning Regulations. *Distributed 03/22/2016. Commission Initiated. For discussion and distribution of revisions.*

The revisions on the above Proposed Amendment to the Accessory Dwelling Unit section in the Regulations by the Planner were briefly reviewed.

**Commission consensus was to incorporate them into the final Proposed Amendment to the Regulation to be presented at the May 24, 2016 Public Hearing.**

4. Discussion of proposed amendment to Section 3.2.C.15 (Increased Lot Coverage for Small Lots-140% Rule), % PD. *For discussion and setting public hearing date.*

**Mr. Chipouras motioned, Mr. Hanlon seconded to place the above Proposed Amendment on the May 3, 2016 Agenda to be reviewed and discussed and to schedule the Public Hearing for May 24, 2016. Motion carried 6-0.**

#### **NEW ITEMS**

5. **#2016-036-REV (SP):** Special Permit Application under Section 7.2.E.11 of the Town of Ridgefield Zoning Regulations to permit front and rear mounted signage, in addition to two transparent window signs at **86 Danbury Road** in the B-1 zone. *Owner: Commerce Park JV LLC. Applicant: Junius F. Brown. For receipt.*

**Vice Chairman Fossi motioned, Ms. Masters seconded to approve the above Special Permit as presented and approved by the VDC and as a Final Resolution with standard conditions. Motion carried 6-0.**

6. **#2016-037-REV (SP):** Revision to the Special Permit under Section 9.2.A.7 for the approval of: (1) several new signs; and (2) new lighting poles on 8.49± acres

at 746 Danbury Road in the B-2 zone. *Owner/ Applicant: Ridgefield Waterside Properties, LLC. Authorized Agent: Bob Jewell, Esq.. For receipt and action.*

**Mr. Chipouras motioned, Mr. Hanlon seconded to approve and deny the following requests per the April 2016 Summary of P and Z requests for Signage and Lighting submitted by the applicant and both will be Final Resolutions with standard conditions.**

**APPROVED:**

**Signage:**

**Request #1: The Lot Sign**

**Lighting:**

**Replacing all existing outside lighting heads with new LED lighting.  
Adding nine new 18' high light poles surrounding the back of the property which will include LED lighting.**

**DENIED:**

**Signage:**

**Request #2: Prices on graphic magnet signs on the side of vehicles.**

**Request #3: Sign to support seasonal events at the dealership, and  
“Free Pick-up and Delivery” sign.**

**Request #4: Banners on light poles.**

**Motion carried 6-0.**

**COMMISSION WALKS**

There were no Commission walks scheduled.

**REQUESTS FOR BOND RELEASES/REDUCTION**

- 7. # 9814-SPA:** Lot 4, Kendra Court. \$1,500 bond posted for landscaping. *P.D. recommends release.*

**Mr. Katz motioned, Mr. Chipouras seconded to approve the release of the \$1,500 bond posted for landscaping at the above location. Motion carried 6-0.**

**CORRESPONDENCE**

Chairman Mucchetti noted the following correspondence. No action was required.

1. CT Federation of P&Z Agencies Quarterly Newsletter, Spring 2016.
2. Amended Zoning Regulations inserts for the new Neighborhood Business Zone.

**MINUTES**

**For Approval:**

**Mr. Chipouras motioned, Mr. Katz seconded to approve the Meeting Minutes for April 12, 2016 as presented. Motion carried 6-0.**

**For Distribution:**

There were no Meeting Minutes to distribute.

**PUBLIC HEARINGS**

**Continued:**

- **#2016-025-SP-FP-SR:** (1) Special Permit Application and (2) Site Plan Application for Flood Plain Development **4 Wooster Street**, *Owner/Applicant: Lisa and Matthew Conway.*

**This Public Hearing has been continued to May 24, 2016.**

**Scheduled:**

- Proposed amendment to Section 3.2.C.15 (Increased Lot Coverage for Small Lots-140% Rule)

**This Public Hearing has been scheduled for May 24, 2016.**

**May 3, 2016:**

- **#2016-006-A:** Amendment/ Drainage Requirements and Stormwater Management
- **#2016-007-A:** Amendment/ Excavation, Filling and Grading

**May 10, 2016:**

- **#2016-030-SP:** Special Permit, **15 Lewis Drive**, *Allison Brush*
- **(Continued)#2016-012-REZ-SP-SR:** Rezone and Special Permit, **509 Main Street**, *509 Main Street, LLC.*

**May 24, 2016**

- **#2016-029-A:** Amendment/ Accessory Dwelling Unit

Hearing no further discussion, the Chairman adjourned the meeting at 8:30 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary