

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

March 15, 2016

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

Absent: Mark Zeck

Also Present: Betty Brosius, Wetland Agent  
Adam Schnell, Assistant Planner  
Lise Read, Recording Secretary

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

At 8:58 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

For the record, the Summary Ruling applications #1, #2 and #3 listed below were discussed as one, but acted on as separate applications.

Also Present: Mr. Mike Bartos, Land Tech  
Attorney Robert Jewell  
Mr. Sanford Buchsbaum, Owner  
Ms. Susan Baker, Conservation Commission

1. **#2016-018-SR:** Summary Ruling application under Sec.7.5 of the Inland Wetlands and Watercourses Regulations for regulated activities for single-family residential development on a vacant lot consisting of 3.902± acres at **85 Bridle Trail (Lot 1-also fronting on Spring Valley Road)**, in the RAAA zone. *Applicant/Owner: Sandford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust. Authorized Agent: Robert R. Jewell ESQ. 65 days for a decision 5/5/2016. Statutorily received on 3/1/2016. For discussion and action.*

Mr. Bartos and Attorney Jewell gave a brief presentation explaining that there have been no changes from the original approval on the Plenary Ruling Application effective 2/25/05 and no changes to the wetlands since the original approval.

Agent Brosius expressed concern that the phasing plans and language of such be clear and concise for any potential buyers of the property. In other words, the drainage systems and the building of the accessway (phase one) must be completed before any clearing or work on the individual house lots may commence. She suggested that she draft Resolutions of Approvals carefully crafting language regarding phasing.

Ms. Baker, Conservation Commission stated that the Conservation meeting regarding these applications is scheduled for Monday, March 21<sup>st</sup>. Chairman Mucchetti suggested and Agent Brosius agreed that the below draft Resolutions be supplied to the Conservation Commission for their meeting on Monday and that any comments will be heard at the Inland Wetland meeting on Tuesday.

**Mr. Fossi motioned, Ms. Masters seconded to approve the Agent drafting a Resolution of Approval on the above Summary Ruling application as presented with conditions incorporated from the original Plenary Ruling Approval, and addressing the phasing related to the individual lot development. Motion carried 8-0.**

2. **#2016-019-SR:** Summary Ruling application under Sec.7.5 of the Inland Wetlands and Watercourses Regulations for regulated activities for single-family residential development on a vacant lot consisting of 3.281± acres at **87 Bridle Trail (Lot 2)** in the RAAA zone. *Applicant/Owner: Sanford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust. Authorized Agent: Robert R. Jewell ESQ. 65 days for a decision 5/5/2016. Statutorily received on 3/1/2016. For discussion and action.*

**Mr. Fossi motioned, Ms. Masters seconded to approve the Agent drafting a Resolution of Approval on the above Summary Ruling application as presented with conditions incorporated from the original Plenary Ruling Approval, and addressing the phasing related to the individual lot development. Motion carried 8-0.**

3. **#2016-020-SR:** Summary Ruling application under Sec.7.5 of the Inland Wetlands and Watercourses Regulations for regulated activities for single-family residential development on a vacant lot consisting of 3.606± acres at **89 Bridle Trail (Lot 3)** in the RAAA zone. *Applicant/Owner: Sanford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust. Authorized Agent: Robert R. Jewell ESQ. 65 days for a decision 5/5/2016. Statutorily received on 3/1/2016. For discussion and action.*

**Mr. Fossi motioned, Ms. Masters seconded to approve the Agent drafting a Resolution of Approval of the above Summary Ruling application as presented with conditions incorporated from the original Plenary Ruling Approval, and addressing the phasing related to the individual lot development. Motion carried 8-0.**

4. Meeting with the Conservation Commission, % Chair and Vice Chair.

Chairman Mucchetti referred to the Agenda and Meeting Minutes dated 3/14/16 of the meeting with Conservation Commission. Chairman Mucchetti, Vice Chair Joe Fossi, Wetlands Agent Beth Peyser, Planner/Agent Betty Brosius, and Assistant Planner Adam Schnell met with Susan Baker and Jack Kace of the Conservation Commission. Of note were the following points discussed:

- The clarification of the role of the Conservation Commission.
- The strong skill sets of the Conservation Commission members that P&Z can draw upon. There is a possibility that peer review can be eliminated in certain circumstances.
- The clarification of the upland review area and prudent and feasible alternatives as it pertains to a regulating verses advocating.
- Ms. Baker was thanked for setting up the meeting and ongoing meetings every 6 months have been planned.

#### **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**

Chairman Mucchetti noted the Information Release dated 3/14/16 from Ms. Beth Peyser, Wetland Agent and Mr. Richard Baldelli, ZEO to be published in the paper.

#### **MINUTES**

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

**Mr. Katz motioned, Mr. Fossi seconded to approve the Meeting Minutes for March 8, 2016 as presented. Motion carried 7-0-1. Mr. Cole abstained.**

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

There were no Meeting Minutes to distribute.

#### **PUBLIC HEARINGS**

##### **March 22, 2016:**

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

##### **April 19, 2016:**

- **#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 9:25 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

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March 15, 2016

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

Absent: Mark Zeck

Also Present: Betty Brosius, Director of Planning  
Adam Schnell, Assistant Planner  
Lise Read, Recording Secretary

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

At 9:25 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2016-015-SP:** Special Permit under section 3.3.D.1 of the zoning regulations to remove an age restriction on an accessory dwelling unit, previously approved through site plan approval under section 3.3.C.2 of the zoning regulations on 2.12 acres at **14 Market Street** in the RA zone. *Owner/Application: Eric and Amy Freidenrich. Statutorily Received 2/16/2016. Hearing Held 3/15/2016. 65 days for a decision 05/19/2016. For discussion and decision.*

**Mr. Katz motioned, Mr. Chipouras seconded to approve the above Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 7-0-1. Mr. Cole recused.**

2. **IF PUBLIC HEARING IS CLOSED: #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 Held 3/15/2016. 65 days for a decision 05/19/2016. For discussion and decision.*

**This Public Hearing did not close and has been continued to 4/5/16.**

- 3. #2015-093-A-REZ:** Rezoning of six parcels encompassing  $\pm 5.4$  acres at the intersection of State Routes 7 and 35 (Ethan Allen Highway and Danbury Road), and corresponding Change in Zoning Map from B-2 Business Zone to NBZ (Neighborhood Business Zone), an area that includes the following properties: 590 Danbury Road, 598 Danbury Road, 603 Danbury Road, 955 Ethan Allen Highway, 963 Ethan Allen Highway, 967 Ethan Allen Highway, 971 Ethan Allen Highway, and 975 Ethan Allen Highway, in conjunction with the Commission's adoption of an Amendment to the Ridgefield Zoning Regulations adding new Section 5.6 "Neighborhood Business Zone", creating a new zone that allows a mix of business and residential uses. *Distributed 12/15/2015. Public Hearing closed on 3/8/2016. Amendment establishing regulations adopted 3/8/16. Rezone of six properties and corresponding Change in Zoning Map, for action.*

Also Present: Attorney Thomas Beecher

Both Attorney Beecher and Planner Brosius explained how the effective date of the rezoning of the six parcels, the corresponding change in the zoning map and the Zone Change Amendment approved last week should all be the same effective date.

**Mr. Fossi motioned, Ms. Masters seconded to adopt the proposed Resolution of Approval of the above rezoning of six parcels as amended, and corresponding change in the zoning map. Motion carried 8-0.**

#### **NEW ITEMS**

- 3. #2016-26-(SP):** Special Permit under section 3.3.D.1 of the zoning regulations to remove an age restriction on an accessory dwelling unit, previously approved through site plan approval under section 3.3.C.2 of the zoning regulations on  $5.37\pm$  acres at **435 Old Sib Road** in the RAA zone. *Applicant/ Owner: Rocco Belmonte. For receipt, schedule walk(if needed) and schedule public hearing.*

**Mr. Hanlon motioned, Mr. Dunphy seconded to receive the above Special Permit application, to visit the property as individual Commissioner drive-bys, and to schedule a Public Hearing for 4/5/16. Motion carried 8-0.**

#### **COMMISSION WALKS**

##### **Scheduled:**

- **#2016-26-(SP):** Special Permit, **435 Old Sib Road, Rocco Belmonte**

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

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

There were no requests for bond release or reduction.

## **CORRESPONDENCE**

Chairman Mucchetti noted the following pieces of correspondence.

1. Additional modifications requests by Mr. Philip Doyle, LADA, PC for Ridgefield Supply Company dated 3/10/16.
2. A memorandum from Mr. Richard Baldelli, ZEO regarding a proposed accessory dwelling unit amendment dated 3/15/16. This item has been added to the 3/22/16 Agenda for discussion.

## **MINUTES**

### **For Approval:**

**Mr. Chipouras motioned, Mr. Dunphy seconded to approve the Meeting Minutes of March 8, 2016 as amended. Motion carried 7-0-1. Mr. Cole abstained.**

### **For Distribution:**

There were no Meeting Minutes to distribute.

## **PUBLIC HEARINGS**

### **Scheduled:**

- **#2016-26-(SP):** Special Permit, **435 Old Sib Road, Rocco Belmonte.**

**The above Public Hearing was scheduled for April 5, 2016.**

### **Continued:**

- **#2016-014-SP:** Special Permit, **27R West Lane, JBHS Building, LLC**

**The above Public Hearing has been continued to April 5, 2016.**

### **March 22, 2016:**

- **#2016-012-REZ-SP-SR:** Special Permit, **509 Main Street, 509 Main Street, LLC.**

### **April 5, 2016:**

- **#2016-016-SP:** Special Permit, **321 Florida Hill Road, Brian J. Truskowski**

### **April 19, 2016:**

- **#2016-025-SP-FP-SR:** Special Permit and Flood Plain Management, **4 Wooster Street, Lisa and Matthew Conway**

### **May 3, 2016:**

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

Hearing no further discussion, the Chairman adjourned the meeting at 9:35 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary



UNAPPROVED / UNREVISED  
MINUTES  
AQUIFER PROTECTION AGENCY

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March 15, 2016

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

Absent: Mark Zeck

Also Present: Betty Brosius, Director of Planning  
Adam Schnell, Assistant Planner  
Lise Read, Recording Secretary

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

At 9:35 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:**

**Mr. Hanlon motioned, Mr. Chipouras seconded to approve the Meeting Minutes for September 8, 2015. Motion carried 7-0-1. Ms. Masters abstained.**

Hearing no further discussion, the Chairman adjourned the meeting at 9:36 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary