

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

March 1, 2016

Present: Peter Chipouras
Tim Dunphy
George Hanlon
John Katz
Di Masters
Mark Zeck
Rebecca Mucchetti, Chairman

Absent: Stephen Cole
Joseph Fossi

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

There were no Inland Wetlands or Planning and Zoning Public Hearings held prior to the meeting.

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

PENDING ITEMS

1. **#2016-003-SR-FP:** Summary Ruling application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the repair of an existing rock wall located within a watercourse and construction of a new rock wall at **157 Mountain Road** in the RA zone. *Applicant/Record Owner: R Lorenzo DeNino. Statutorily Received 1/19/2016. 65 days for a decision 3/24/2016. Draft Resolution of Approval requested 3/01/2016. For discussion and decision.*

For the record, Mr. Hanlon, Mr. Chipouras stated their decision to recuse from the vote due to their absence at the discussion meeting. Mr. Dunphy had previously recused.

Because of the recusal of the above three Board members, there was not a quorum. Agent Brosius will send the tapes of the application discussion to Commissioners Hanlon and Chipouras, and the Item will be placed on the 3/8/16 Agenda for discussion and decision.

Further, the Chairman pointed out that the Board did consider the recommendations made by the Conservation Commission in spite of the statement

made to the contrary in the Conservation Commission unapproved minutes of 2/22/16.

NEW ITEMS

2. **#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 Spring Valley Road)**, 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. For receipt, schedule walk if needed, schedule next agenda date.*

Mr. Dunphy motioned, Mr. Hanlon seconded to receive the above Summary Ruling application, to schedule a walk for 3/13/16 and to place the Item on the 3/15/16 Agenda for discussion. Motion carried 7-0.

3. **#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. For receipt, schedule walk if needed, schedule next agenda date.*

Mr. Dunphy motioned, Mr. Hanlon seconded to receive the above Summary Ruling application, to schedule a walk for 3/13/16 and to place the Item on the 3/15/16 Agenda for discussion. Motion carried 7-0.

4. **#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. For receipt, schedule walk if needed, schedule next agenda date.*

Mr. Chipouras motioned, Ms. Masters seconded to receive the above Summary Ruling application, to schedule a walk for 3/13/16 and to place the Item on the 3/15/16 Agenda for discussion. Motion carried 7-0.

BOARD WALKS

Scheduled:

- **#2016-018-SR:** Summary Ruling application, **85 Bridle Trail (Lot 1- also fronting Spring Valley Road)**, *Sanford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust*

- **#2016-019-SR:** Summary Ruling application, **87 Bridle Trail (Lot 2)**, *Sandford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust*
- **#2016-020-SR:** Summary Ruling application, **89 Bridle Trail (Lot 3)**, *Sandford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust*

All the above Board walks were scheduled for March 13, 2016.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following piece of correspondence.

1. The Habitat newsletter, Winter 2016. Mentioned was the first article of the newsletter, by Attorney Janet Brooks and titled "Journey to the Legal Horizon".

MINUTES

For Approval:

Ms. Masters motioned, Mr. Zeck seconded to approve the Meeting Minutes for February 16, 2016 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

March 22, 2016:

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

Hearing no further discussion, the Chairman adjourned the meeting at 7:45 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.

March 1, 2016

Present: Peter Chipouras
Tim Dunphy
George Hanlon
John Katz
Di Masters
Mark Zeck
Rebecca Mucchetti, Chairman

Absent: Stephen Cole
Joseph Fossi

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

There were no Inland Wetlands or Planning and Zoning Public Hearings held prior to the Inland Wetland Meeting.

At 7:45 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2016-003-SR-FP:** Flood Plain Development Application under Sec. 11.5 in the Zoning Regulations for the repair of an existing rock wall located within a watercourse and construction of a new rock wall at **157 Mountain Road** in the RA zone. *Applicant/Record Owner: R Lorenzo DeNino. Statutorily Received 1/19/2016. 65 days for a decision 3/24/2016. Draft Resolution of Approval requested 3/01/2016. For discussion and decision.*

For the record, Mr. Hanlon, Mr. Chipouras stated their decision to recuse from the vote due to their absence at the discussion meeting. Mr. Dunphy had previously recused.

Because of the recusal of the above three Commission members, there was not a quorum. Planner Brosius will send the tapes of the application discussion to the Commission members Hanlon and Chipouras, and the Item will be placed on the 3/8/16 Agenda for discussion and decision.

2. **#2016-006-A:** Proposed new Section 7.14-Drainage Requirements and Stormwater Management 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. For discussion and schedule public hearing.

There was a discussion regarding the potential burden placed on a single homeowner in complying with these new regulations verses the increased potential to cause physical damage to downstream properties and wetlands due to more frequent heavy storms with high rates of short term runoff. With the upcoming Public Hearing, there will be further discussions regarding this matter.

Further, there was a discussion regarding the definition of impervious surface, and the possible need to add a definition for semi-pervious pavers and asphalt. Planner Brosius will review and recommend additional revisions to the regulation.

With the above pending items, Commission consensus was to place this Item on the 3/8/16 Agenda for final discussion and schedule a Public Hearing.

3. **#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. For discussion and schedule public hearing.*

Planner Brosius, in addition to noting that this regulation references the proposed Drainage & Stormwater Management regulations, which must be approved first before this regulation can be approved, reviewed the Table regarding the permits required for excavation, filling and/or grading of cubic yards of material. Mr. Hanlon objected to the decrease of cubic yards for as-of-right activity from 99 to 49. Planner Brosius suggested that Mr. Hanlon speak with Mr. Richard Baldelli, ZEO as to his reasons for proposing this change.

With the above pending item, Commission consensus was to place this Item on the 3/8/16 Agenda for final discussion and schedule a Public Hearing.

NEW ITEMS

4. **#2016-016-SP:** Special Permit under section 3.3.D.1 of the Town of Ridgefield Zoning Regulations for the removal of an age restriction on an existing accessory dwelling previously permitted under Section 3.3.C.2 requiring the principal residence or accessory dwelling unit be occupied by a person 55 years of age or older at **321 Florida Hill Road** in the RAA zone. *Owner/Applicant: Brian J. Truskowski. 65 days to set public hearing 5/5/2016. For receipt, schedule walk if needed and schedule public hearing.*

Mr. Chipouras motioned, Ms. Masters seconded to receive the above Special Permit application, to deem the Commission walk not necessary and to schedule the Public Hearing for 4/5/16. Motion carried 7-0.

5. **#2016-21-REV(SP):** Revision to the Special Permit under Section 9.2.A.7 to add a one story mudroom off of an existing garage located to the rear of the residence in accordance with Section 3.2.C.15 of the Town of Ridgefield Zoning Regulations to increase lot coverage for small lots on .469 acres at **555 Main Street** in the SDR-20 zone. *Owner/Applicant: Joe Griffin. Authorized Agent: Doug Macmillan. 65 days for decision 5/5/2016. For receipt and action.*

Also Present: Mr. Doug MacMillan, Architect

After a brief presentation of the project by Mr. MacMillan, the following motion was made.

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

6. **#2016-022-REV(SP):** Revision to the Special Permit under Section 5.3.10.D of the Town of Ridgefield Zoning Regulations to convert existing second floor commercial space into three additional apartments for a total of 5 apartments on .747 acers at **30 Old Quarry Road** in the B-2 zone. *Owner/Applicant: Donna Cobelli Trustee. Authorized Agent: Doug Macmillian. 65 days for decision 5/5/2016. For receipt and action.*

Also Present: Mr. Doug MacMillan, Architect

After a brief presentation of the project by Mr. MacMillan who verified that there would be no need for additional parking and no change in the physical appearance of the building, that the zone accommodates the use and that the configurations of bedrooms is under the purview of the building department, the following motion was made.

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

7. **#2016-023-REV(SP):** Revision to the Special Permit under Section 9.2.A.7.e of the Town of Ridgefield Zoning Regulations to revise previously approved Phase II plans on .3016 acres at **26 Bailey Avenue** (Casey Fuel) in the CBD. *Applicant/Owner: DMWS Holding Corp. Authorized Agent: Robert R. Jewell, ESQ. 65 days for decision 5/5/2016. For receipt and action.*

Also Present: Attorney Robert Jewell
Mr. Cory Attra, PE

Mr. Attra gave a brief presentation of the proposed project. Mr. Katz made the following motion stating that he would support approval of the project because of

the comment made by Planner Brosius that Mr. Charlie Fisher, Town Engineer had reviewed the plan and had no comments, and verified that the Town's drainage easement would not be affected.

Mr. Katz motioned, Mr. Chipouras seconded to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 6-0-1. Mr. Dunphy abstained because the application was presented at the table, without opportunity for prior review.

8. Update on Affordable Housing discussion and PD interview process % the Chair.
 - Chairman Mucchetti updated the Commission on her discussion with Mr. Rudy Marconi regarding potential tax incentives for the creation of units that would fall under the 8-30g requirements, and that could be deed restricted. Mr. Marconi stated that the current Board of Selectman would most likely be open for such discussion. Chairman Mucchetti then suggested that she and Assistant Planner Schnell meet with the Tax Assessor to understand the determination of assessment for these units.
 - Chairman Mucchetti updated the Commission on PD interview process. Nine applications have been received with Human Resources to review and pare down for peer review. Three of the nine applicants are from Connecticut. Once the peer review interviews have been completed, the Commission will receive their report and the Commission will then be able to interview through Executive Session with a vote to hire in Public Session.

Mr. Hanlon motioned, Mr. Dunphy seconded to approve the addition of the following Item #9 to the Agenda. Motion carried 7-0.

9. February 29th Parking Survey and Downtown Retail Study Meeting *c/o Selectman Rudy Marconi*

Chairman Mucchetti updated the Commission members who did not attend the above noted meeting. She stated that it seems there is a lot of frustration with the Zoning Regulations by business owners and that the Commission was accused of being anti-business, anti-downtown, that the proposed Gateway zone undermined Main St., and that there were too many restaurants. Having declined only two commercial applications in recent time (Stop & Shop fueling station and the Groom Room backyard doggie daycare), these comments were a bit baffling to the Commission.

The following were some of the other comments made by attendees of the meeting, including Commission members:

- Ridgefield is not New Canaan and residents shop differently.
- Planning and Zoning changed their parking regulations for the business owners in the Village District.

- A better rendering of a parking garage hidden in a hillside between Governor St and Bailey Ave. could have been more beneficial to the understanding of a design to fit in the Village District.
- More parking of at least 160 spaces will be coming from new developments.
- Main Street is a State highway.
- When told that business owners could develop a Business Improvement District for uniformity in the Village, referenced in the 2009 Ridgefield Center Study, they pulled back and wanted the Town to be in charge through the property taxes they pay.

COMMISSION WALKS

Scheduled:

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

The above Commission walk was deemed not necessary.

March 13, 2016

- **#2016-014-SP:** Special Permit, **27R West Lane**, JBHS Building, LLC
- **#2016-015-SP:** Special Permit, **14 Market Street**, Eric and Amy Freidenrich

REQUESTS FOR BOND RELEASES/REDUCTION

#2013-069-SP: 531 Main Street, Dr. Sanjay Gupta. Request for release of \$10,000 bond posted to permit occupancy of the residence prior to final renovations. *P.D. recommends full release.*

Mr. Katz motioned, Mr. Dunphy seconded to approve the full release of the \$10,000 bond posted to permit occupancy of the residence prior to final renovations. Motion carried 6-0-1. Ms. Masters abstained.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

Ms. Masters motioned, Mr. Zeck seconded to approve the Meeting Minutes for February 16, 2016 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Scheduled:

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

The above Public Hearing has been scheduled for April 5, 2016.

March 8, 2016:

- **# 2015-093-REZ-A;** Amendment/ Neighborhood Business Zone

March 15, 2016:

- **#2016-014-SP:** Special Permit, **27R West Lane**, JBHS Building, LLC
- **#2016-015-SP:** Special Permit, **14 Market Street**, Eric and Amy Freidenrich

March 22, 2016:

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

Hearing no further discussion, the Chairman adjourned the meeting at 8:55 PM.

Respectfully Submitted,
Lise B. Read
Recording Secretary