

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

January 12, 2016

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

Absent: Peter Chipouras

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

*A Planning and Zoning Public Hearing was held prior to the meeting.*

At 7:40 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

There were no pending items.

**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**

There was one piece of correspondence. No action was required.

1. Multiple letters of notice of violations from Ms. Beth Peyser, Inland Wetlands Agent.

**MINUTES**

**For Approval:**

**Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes for January 5, 2016 as presented. Motion carried 7-0-1. Mr. Cole abstained.**

**For Distribution:**

There were no Meeting Minutes distributed.

**PUBLIC HEARINGS**

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 7:41 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

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January 12, 2016

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

Absent: Peter Chipouras

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

*A Planning and Zoning Public Hearing was held prior to the Inland Wetland Meeting.*

At 7:41 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2015-095-SP:** Special Permit for the removal of an age restriction requiring the principal residence or accessory dwelling unit be occupied by a person over 55 years of age at **268 Silver Spring Road** in the R-AA Zone. Property Owner/Applicant: Christopher T. and Kimberly T. Bishop. Authorized Agent: Geoff Harrington, Realtor. *Statutorily received on 12/15/15. 65 days public hearing is 02/18/2016. Hearing held 01/12/2016. 65 days for a decision 03/17/2016. For discussion and decision.*

**Mr. Katz motioned, Ms. Masters seconded to approve the above Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 8-0.**

2. **#2015-080-REV (SP):** Request for Revision to the Special Permit for field lighting and protective netting for Governor Park Baseball Field (Ciuccoli Field) at **90 East Ridge Road** in the RA zone. Owner: Town of Ridgefield. Applicant/Authorized Agent: Board of Ridgefield Babe Ruth and Robert Alicea. *Statutorily received on 10/20/15. 65 days for public hearing is 12/23/2015. 13 day extension granted to commence hearing. 35 days to close hearing 02/09/16.*

*Hearing held 1/05/2016. 65 days for a decision 03/10/2016. Draft Resolution of Approval requested. For discussion and decision.*

Mr. Dunphy reminded the Commission that the poles with netting were proposed to be black. Condition #5 in the Draft resolution was amended accordingly.

**Mr. Katz motioned, Mr. Cole seconded to adopt the Draft Resolution of Approval dated 1/8/16 as amended. Motion carried 8-0.**

- 3. #2015-088-SP:** Special Permit application to create an accessway easement to serve two lots in conjunction with a first division of property at **208 High Ridge Avenue** in the R-7.5 zone. Owner/Applicant: Joyce M. Baum. Authorized Agent: Eric Kristoffersen, L.S. *Statutorily received on 11/17/15. 65 days for public hearing is 01/21/2016. Hearing held 01/05/2016. 65 days for a decision 03/10/2016. Draft Resolution of Approval requested. For discussion and decision.*

**Mr. Zeck motioned, Mr. Katz seconded to adopt the Draft Resolution of Approval dated 1/8/16 as presented. Motion carried 8-0.**

- 4. #2015-096-VDC:** Village District application for installation of awnings along the front façade and side window of **470 Main Street** in the Central Business District. Owner: Willridge Holdings, LLC. Applicant: William Pitt Sotheby's International Realty. *Statutorily received on 01/05/16. 65 days for action is 03/11/2016. For discussion and decision pending receipt of VDC report.*

Also Present: Joseph Monaco, Applicant

**Mr. Katz motioned, Mr. Dunphy 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.**

- 5. #2015-093-A:** Draft proposed amendment to create Section 5.6 of the Town of Ridgefield Zoning Regulations for a new Neighborhood Business Zone (NBZ) at the intersection of Route 7 and Route 35. Commission initiated. *Distributed 12/15/2015. For discussion/ schedule hearing date.*

**After a brief discussion and amendments made to the Draft Amendment to the Zoning Regulations, Vice Chairman Fossi motioned, Ms. Masters seconded to tentatively schedule a Public Hearing for 3/8/16, pending acceptance of revisions to the amendment and preparation of a proper legal notice (with Counsel's advice). Motion carried 8-0.**

- 6. Draft Affordable Housing Informational Packet. Distributed 12/15/2015. For Discussion.**

The affordable housing discussion began with the suggestion to focus on specific locations, whether a zone should be floating or permanent, and the possible number of units the Commission would consider. The Commission seemed to agree that their main focus was to motivate a developer to build within the zoning regulations.

The following were the key points that came out of the discussion:

- Housing Trust Funds – Mr. Schnell will look into New Canaan’s policy to take a portion of the building permit fee and deposit it into a Housing Trust Fund. Discussion remains open as to what to do with these funds and other ways to raise funds but it was a possibility to use these funds as incentives, to assist in development cost.
- Incentives for Existing Affordable Units – The discussion was to identify these units, whether accessory apartments or units for example in Ridgefield Arms, Casagmo or Fox Hill, and to create incentives for the owners to deed restrict for 10 years and count them toward the moratorium. Of note were the building construction criteria that would be required for these units. Planner Brosius stated she would look into this with the State and Mr. Schnell will look into identifying these units with the Tax Assessor.
- Town Owned Properties – Mr. Schell will look into identifying these properties with the Tax Assessor. The thought was to create incentives for developers to build within the zoning regulations if these town owned properties were developed. Of note was the survey conducted some months ago for the Schlumberger parcel, where the residents spoke about their concern with density and traffic.
- Zoning Regulations – The discussion remains open as to how crafting zoning regulations where there would be incentives for developers to build within the zoning regulations. Of note was the discussion to have the affordable units spread out around town to eliminate high density in one location for the consideration of the schools and traffic.

**Commission consensus was to collect more information and to place this item back on the Agenda in February.**

#### **NEW ITEMS**

There were no new items.

#### **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 correspondence. No action was required.

1. A Hartford Courant article with attachments dated 1/6/16 titled "Simsbury Places Moratorium on Workforce Housing Applications".
2. Pre-Application Session Minutes dated 1/7/16 regarding 509 Main St., the former Valeri property.
3. Multiple warnings, citations and violations from Mr. Richard Baldelli, ZEO.

## **MINUTES**

### **For Approval:**

**Mr. Katz motioned, Ms. Masters seconded to approve the Meeting Minutes for January 5, 2016 as amended. Motion carried 7-0-1. Mr. Cole abstained.**

### **For Distribution:**

There were no Meeting Minutes distributed.

## **PUBLIC HEARINGS**

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 9:27 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary