

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD
EXECUTIVE SESSION

July 19, 2016

Present: Tim Dunphy (arrived at 7:05 PM)
George Hanlon
John Katz
Di Masters
Mark Zeck (arrived at 7:10 PM)
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Absent: Peter Chipouras
Stephen Cole

Also Present: Thomas Beecher, Esq.
Joanne Meder, Director of Planning
Beth Peyser, Inland Wetlands Agent
Adam Schnell, Assistant Planner

At 7:00 PM, Chairman Mucchetti called the meeting of the Inland Wetlands Board to order and asked for a motion to go into Executive Session with Commission Counsel, the Director of Planning, the Inland Wetlands Agent and the Assistant Planner to attend.

Di Masters motioned, seconded by Joe Fossi, to enter into executive session. The motion passed, 5-0.

During the Executive Session, discussion was held regarding the following pending litigation:

- Autuori v. Ridgefield Inland Wetlands Board regarding 107 Cooper Road.

There were no motions, no votes and no actions taken during the Executive Session. The Executive Session ended at 8:07 PM.

Respectfully submitted,

Rebecca Mucchetti
Chairman

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

July 19, 2016

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

Absent: Peter Chipouras
Stephen Cole

Also Present: Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

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

At 8:07 PM, Chairman Mucchetti called the regular meeting of the Inland Wetlands Board back to order.

PENDING ITEMS

1. **#2016-012-REZ-SP-SR:** Summary Ruling Application for excavation and disturbance within the upland review area of an intermittent watercourse in conjunction with a Special Permit Application and Zone Change Application for the construction of five (5) detached single-family dwelling units at **509 Main Street** in the MSDD Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell, Esq. Statutorily received 2/2/2016. 65 days to hold public hearing 4/07/2016. Public hearing held on 3/22/2016 and continued on 4/12/2016, 5/10/2016, 6/07/2016 and 6/28/2016. 14-day extension provided on 4/12/2016 and 51-day extension provided on 5/10/2016 until 6/30/2016. Public Hearing closed 6/28/2016. Draft resolution requested on 6/28/2016. 35 days for a decision 08/02/2016. For discussion, draft resolution distribution, and action.*

After review of a portion of the Proposed Special Permit Application Resolution of Approval dated 7/19/16 that applied only to the Summary Ruling application, Mr. Zeck motioned, Mr. Hanlon seconded to approve the Wetlands Agent writing a Final Resolution as presented and amended. Motion carried 7-0.

NEW ITEMS

There are 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 no correspondence.

MINUTES**For Approval:**

Vice Chairman Fossi motioned, Ms. Masters seconded to approve the Meeting Minutes for 7/12/2016 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 8:25 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.

July 19, 2016

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

Absent: Peter Chipouras
Stephen Cole

Also Present: Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

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

At 8:25 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2016-012-REZ-SP-SR:** Application for Special Permit under Section 9.2 for construction of five (5) detached single-family dwelling units and related site work on 0.859± acres of land located at **509 Main Street** in the MSDD Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell, Esq. Statutorily Received 2/2/2016. 65 days to hold public hearing 4/07/2016. Public hearing held on 3/22/2016 and continued on 4/12/2016, 5/10/2016, 6/07/2016 and 6/28/2016. 14-day extension provided on 4/12/2016 and 51-day extension provided on 5/10/2016 until 6/30/2016. Public Hearing closed on 6/28/2016. Draft resolution requested on 6/28/2016. 65 days for a decision 9/01/2016. For discussion, draft resolution distribution and action.*

After review of a the Proposed Special Permit Application Resolution of Approval dated 7/19/16, Vice Chairman Fossi motioned, Mr. Zeck seconded, to adopt the Proposed Resolution as presented and amended. Motion carried 7-0.

2. **#2016-067-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the reconfiguration and grading of an existing parking lot to accommodate the placement of a generator, and the

installation of new external lighting at **598 Danbury Road** in the NBZ Zone.
Owner/Authorized Agent: Abraham Puchall. Authorized Agent: Allan Lombardo.
Statutorily Received on 7/12/2016. Walked 07/17/2016. 65 days for a decision is 09/15/2016. For discussion and action.

Also Present: Allan Lombardo, Authorized Agent

After a brief presentation by Mr. Lombardo and establishing that after reconfiguration there would be enough parking spaces as required by Zoning Regulations, Mr. Katz made the following motion acknowledging with approval the presented walkways between neighboring properties.

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 7-0.

NEW ITEMS

3. **#2016-068-REV(SP)-VDC:** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the construction of a lower level vestibule and alterations to previously approved floor plans at **27 Governor Street** in the CBD Zone. *Owner: Ridgefield Visiting Nurse Association. Applicant: Robert R. Jewell, Esq. For receipt and action.*

Commission consensus was to table the above revision to the Special Permit to 7/26/16 pending VDC review and the return of the Applicant, who was not present at this meeting.

4. **#2016-069-PRE:** Pre-submission Concept Meeting to discuss the potential placement of signage on utility poles and trees throughout the Town of Ridgefield. *Owner: Ridgefield Library. Applicant: Laureen Bubniak. For receipt and discussion.*

Also Present: Christina Nolan, Director
Laureen Bubniak, Director of Development
Connie Marsala, Development Associate

After a brief presentation and review of the letter submitted to the Commission dated 7/11/16, it was established that there were no Zoning Regulations pertaining to signage that the Library could use in order to accomplish its intent to publicize its planned one day event on October 1st over a period of approximately two months leading up to that event.

Commission consensus was to suggest that the Library use the already permitted Community Sign Board locations and to decrease the proposed display duration from 2 months to a few weeks. Subject to further

verification, suggested permitted Community Sign Board locations were identified as follows:

- **Parks & Rec, Recycling Center, Town Hall, Pamby's, the Community Center, and Ballard Park**
- **Other more private locations suggested were the Keeler Tavern, Lounsbury House, Roar, Stop and Shop, and the Car Wash**

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 pieces of correspondence.

1. Revised Zoning Regulations titled "Uses Requiring Special Permit" dated 7/21/16.
2. CT Federation of Planning & Zoning Agencies Quarterly Newsletter dated Summer 2016. Chairman Mucchetti noted for the Commission two articles titled "Sec. 8-24 Review Not Appealable to Court" and "Providing Option in Regulations Not a Variance".

MINUTES

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes of 7/12/2016 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 9:15 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary