

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

May 17, 2016

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

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.

For the record, the Planning and Zoning Commission meeting was heard first.

At 9:30 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. **#2016-046-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations for the installation of new piping to redirect existing drainage into an established drainage easement on ± 1.158 acres at **199 North Street** in the RAA zone. *Owner: Matthew Rutig. Applicant: Town of Ridgefield, Department of Public Services. 65 days to schedule public hearing is 07/14/2016. For receipt and schedule walk.*

Mr. Dunphy motioned, Vice Chairman Fossi seconded to receive the above Summary Ruling application and to schedule a walk for 6/5/16. Motion carried 9-0.

Mr. Katz motioned, Mr. Dunphy seconded to add the following item to the Agenda. Motion carried 9-0.

2. Scheduling and Executive Session c/o Chairman.

Chairman Mucchetti explained that an Executive Session needed to be scheduled for a pending litigation matter.

Commission consensus was to schedule an Executive Session with Attorney Thomas Beecher for May 24, 2016 at 7:00pm.

BOARD WALKS

Scheduled:

- **#2016-046-SR**, 199 North Street, *Matthew Rutig*

This Board walk was scheduled for June 5, 2016.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release and reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following pieces of correspondence.

1. A memorandum dated 5/10/16 from Agent Brosius with attachments regarding the Show Cause Hearing for Lot E06-0017, Bennetts Farm Rd.
2. The Habitat, Spring 2016.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Chipouras seconded to approve the Meeting Minutes for May 03, 2016 as presented. Motion carried 9-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

May 24, 2016:

- **(Continued) #2016-025-SP-FP-SR:** Summary Ruling application, **4 Wooster Street**, *Lisa and Matthew Conway*

June 7, 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 9:36 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.

May 17, 2016

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

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.

For the record, this Planning and Zoning Commission meeting was heard first.

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

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. Informational meeting with Richard Larson, Chairman of the Schlumberger Committee to discuss Schlumberger final report. % Chairman.

Also Present: Richard Larson, Chairman Schlumberger Committee
Joan Zawacki, Schlumberger Committee
Thomas Andy Behymer, Schlumberger Committee

Mr. Larson gave a slide presentation of the final report and recommendations for the use of the Schlumberger property which is to be submitted to the Board of Selectman on May 25th. He stated that after two Town of Ridgefield resident surveys, information sessions with Planner Brosius, Parks & Rec, the Housing Authority, the Conservation Commission, the Police Commission, the Fire Chief, the Arts Council and CHIRP, and 8 months of work by 9 people appointed by the Board of Selectman, it was determined that a cultural center in a natural setting with woods, gardens, wetlands and walking trails was the preferred use for the property. Mr. Larson then showed the plans to sell or lease to

business owners who in return at their expense would revitalize the existing Philip Johnson building, the Auditorium building and the Sky Dome building. The proposed businesses at the moment for the Johnson building would be a museum for modern architectural design with tours, the Auditorium would be off Broadway acts with voice and acting classes, and the Sky Dome would be art storage. An outdoor covered stage with lawn seating is also proposed along with lawn parking and paved parking for approximately 560 spaces and walking trails throughout the site. In conclusion, Mr. Larson stated that the Johnson Building and the Auditorium would be the initial focus with the amphitheater and the Sky Dome to follow.

Chairman Mucchetti thanked Mr. Larson and the Committee members in attendance for all of their hard work.

2. **#2016-045-SP:** Special Permit under Section 9.2 and pursuant to Section 3.3.D.2 of the Town of Ridgefield Zoning regulations for a home-based business within a detached structure on ±1.816 acres at **3 Palmer Court** in the RAA zone. *Owners: Michael and Anna Harmon. Applicant: Michael Harmon. 65 days to schedule public hearing is 07/14/2016. For receipt, schedule walk (if needed) and public hearing date.* For the record, Mr. Hanlon was recused.

Mr. Chipouras motioned, Mr. Zeck seconded to receive the above Special Permit application, to schedule a Public Hearing for 6/21/16 and to pend the scheduling of the Commission walk until the status of the application is known. Motion carried 8-0-1, Mr. Hanlon recused.

3. **#2016-052-REV(SP):** Revision to the Special Permit under Sec. 9.2.A.7.e of the Zoning regulations, to decrease the size of the previously approved renovations and additions for a church building on property located at **103 Main Street** in the RA zone. *Owner: First Congregational Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For receipt/discussion/action.*

Also Present: Mr. John Doyle, Architect
Attorney Robert Jewell

Mr. Doyle gave a brief presentation of the proposed reduction in size of the previously approved renovations and additions.

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the revision to the Special Permit as presented and as a Final Resolution with standard conditions and the applicable conditions from the previous Resolution of Approval effective 6/12/15. Motion carried 8-1. Mr. Dunphy opposed due to receiving the application at the table with no time for prior review.

4. **#2016-047-PRE:** Pre-submission Concept Meeting to discuss site alterations and interconnectivity between 132 Main Street (Keeler Tavern) and newly acquired property at 152 Main Street. *Applicant: Robert R. Jewell. For discussion.*

Also Present: Attorney Robert Jewell

Attorney Jewell gave a brief presentation reiterating his letter of May 10, 2016, regarding the use of 152 Main Street as a visitor's center for the museum. Of note was there will be no exterior changes except for an ADA ramp and the 2 lots will be kept separate with cross easements.

Commission consensus was there were no objections to bringing the application forward as presented.

5. **#2016-048-PRE:** Pre-submission Concept Meeting to discuss the rezoning of 108 Danbury Road(former HSBC bank) and 130 Danbury Road(Shell Gas Station) from B-3 to B-1. *Applicant: Robert R. Jewell. For discussion.*

Also Present: Mr. Tom Kelly, Owner
Attorney Robert Jewell

Attorney Jewell gave a brief presentation reiterating his letter of May 10, 2016. Planner Brosius stated that she, Assistant Planner Schnell and Mr. Baldelli, ZEO had a conversation and wanted to suggest an alternate approach, that the entire B3 zone be eliminated and changed to B2 if there is a concern about added retail use under B1.

The Commission's response was mixed and more studies were needed regarding rezoning these two properties to allow retail use. They suggested that an application be brought forward to allow this review.

6. **#2016-050-PRE:** Pre-submission Concept Meeting to discuss the amending of Section 5.2.D.8 of the Ridgefield Zoning regulation to increase permitted residential density within the Branchville Village. *Applicant: Robert R. Jewell. For discussion.*

For the record, Vice Chairman Fossi was recused.

Also Present: Attorney Robert Jewell

Attorney Jewell gave a brief presentation reiterating his letter of May 12, 2016, to allow additional apartments over businesses. Of note was that private septic systems would limit the number of allowable residential units.

Commission consensus was there were no objections to bringing the application forward as presented.

7. **#2016-051-PRE:** Pre-submission Concept Meeting to discuss the addition of "crematorium" as a permitted use in the B-2 zone on Route 7. *Applicant/Agent: Robert R. Jewell, Esq. For discussion.*

For the record, Vice Chairman Fossi was recused.

Also Present: Attorney Robert Jewell

Attorney Jewell gave a brief presentation reiterating his letter of May 13, 2016. Of note was the Commission requested that more information be provided to them regarding State and Federal Regulations.

Commission consensus was there were no objections to bringing the application forward as presented.

8. **#2016-53- REV (SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning regulations for the placement of a canopy over existing outside seating with additional signage at **109 Danbury Road** in the B-1 zone. *Owner: Copps Hill Common, LLC. Applicant: Southwest Café (Barbara Nevins). For receipt/discussion/action.*

Also Present: Ms. Barbara Nevins, Applicant

Ms. Nevins gave a brief presentation of the proposed use of a permanent canopy with a second sign of the business on the canopy. Of note was that the canopy will have plastic roll up panels for inclement weather, there will be no heater and it will be replacing the existing umbrellas.

Mr. Chipouras motioned, Ms. Masters seconded to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions and the following conditions:

- **Dates for the use of the outdoor area will be determined in the Final Resolution by the Planner but are estimated to be between April and October.**
- **The second sign with the business name is approved but will need to be reviewed by the AAC for design.**

9. Distribution of Affordable Housing Action Plan. % Assistant Planner

Assistant Planner Schnell reviewed the distributed action plan of short and long terms goals and suggested actions he prepared for the Commission. Planner Brosius shared that a new Town of Ridgefield Zoning Map is being prepared and is almost finished for the Commission's use.

Commission consensus was that Assistant Planner Schnell draft language for a Floating Zone and for density.

10. Correction of typographical error on Shafer Subdivision approval, Wilton Road West. % PD.

Planner Brosius explained her memorandum dated May 10, 2016.

Commission consensus was to acknowledge the error in condition #20 of the resolution of approval, but note the correct wording in the notes on the subdivision map.

Mr. Katz motioned, Mr. Chipouras seconded to approve the addition of the following item to the Agenda. Motion carried 9-0.

11. Appoint a Subcommittee to review Stormwater Regulations c/o Vice Chairman Fossi.

Vice Chairman Fossi motioned, Mr. Cole seconded to approve the following appointments to the subcommittee to review the Stormwater Regulations with the ZEO, Town Engineer, the Conservation Commission and the Wetlands Agents:

Mr. Katz, Mr. Dunphy, Mr. Zeck and Vice Chairman Fossi.

Further, the timeline for the first review is to be completed by the end of July. Motion carried 9-0.

COMMISSION WALKS

Scheduled:

- **#2016-045-SP**, 3 Palmer Court, *Michael and Anna Harmon*

The scheduling of this Commission walk is pending the final status of the application.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following pieces of correspondence.

1. A Proposed Amendment to the Zoning Regulations by Planner Brosius dated 5/12/16 regarding memory care facilities.
2. Updated Zoning Regulations.
3. An article from the Hartford Courant, dated 5/10/16, titled "Simsbury Residents Voice Concern over Second Climax Road Proposal".

MINUTES

For Approval:

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the Meeting Minutes of May 03, 2016 as amended. Motion carried 9-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Scheduled:

- **#2016-045-SP:** Special Permit, **3 Palmer Court**, *Owners: Michael and Anna Harmon. Applicant: Michael Harmon.*

The above Public Hearing was scheduled for June 21, 2016.

May 24, 2016:

- **(Continued)# #2016-025-SP-FP-SR:** Special Permit application, **4 Wooster Street**, *Lisa and Matthew Conway.*
- **#2016-029-A:** Amendment/ Accessory Dwelling Unit. *Commission Initiated.*
- **#2016-039-A:** Amendment/140% Rule. *Commission Initiated.*

June 7, 2016:

- **(Continued)#2016-012-REZ-SP-SR:** Rezone and Special Permit, **509 Main Street**, *509 Main Street, LLC.*
- **#2016-044-SP:** Special Permit, **30 Dowling Drive**, *Ida Silvestri*

Hearing no further discussion, the Chairman adjourned the meeting at 9:30 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary