

APPROVED /REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

March 7, 2017

Present: Robert Cascella
George Hanlon
John Katz
Di Masters
Rebecca Mucchetti, Chairman

Absent: Stephen Cole
Tim Dunphy
Mark Zeck
Joseph Fossi

Also Present: Beth Peyser, Wetlands Agent
Richard Baldelli, ZEO
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. **#2017-007-REV(SR):** Revision to a Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the alteration of previously approved site plan for activities within a regulated watercourse and upland review area at **71 Ledges Road (Assessor ID D08-0121)** in the RAAA Zone. *Statutorily received February 21, 2017. Site walked March 5, 2017. 65 days for a decision is April 27, 2017. Owner/Applicant: Rock Harbor Builders LLC, Christian Dacunha. For discussion and action.*

Also Present: Mr. Michael Mazzucco, PE
Mr. Alan Pilch, Conservation Commission

Mr. Mazzucco gave a brief presentation describing the revisions proposed with Mr. Pilch reviewing his letter of 3/7/16 and Ms. Peyser recommending her approval of the project in her memorandum of 3/1/17. Of note, was the above revision is not subject to the Stormwater Management Regulations due to it being approved before the Regulations went into effect. Mr. Pilch amended his comments.

Mr. Hanlon motioned, Ms. Masters seconded to draft a Resolution of Approval with standard conditions, including recommendations made by the Conservation

Commission dated 3/7/17, excluding remarks regarding the Stormwater Management requirements. Motion carried 5-0.

NEW ITEMS

- 2. #2017-011-WV:** Show Cause Hearing: Violation of Wetlands Regulations. Cease and Desist Order issued pursuant to 13.3.1 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for violations resulting from activities and operations adjacent to, within or in any way affecting regulated wetlands without a permit at 40 Mountain Road. Owner: Pilar Madrigal and Robert DeRoma. For hearing, discussion and decision.

Also Present: Mr. Robert DeRoma

Ms. Peyser gave a brief recount of how the shed and the deck are in the upland review area and how the owners need to either apply for permits or remove them. Mr. DeRoma explained that he just needed a nudge and because of this hearing he will now submit the proper paperwork required to get the permits for his deck and shed.

Ms. Masters brought up the pool, and it was confirmed that the pool has been removed.

It was explained to the applicant that he has 30 days to comply after the posting of the decision by legal notice.

Mr. Katz motioned, Mr. Hanlon seconded to uphold the Cease and Desist Order with a remedy that the applicant will file an Inland Wetlands application for the shed and deck situated in the upland review area and the applicant has 30 days to comply. Motion carried 5-0.

BOARD WALKS

March 19, 2017

- **#2017-008-SR:** Summary Ruling Application, **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail, Kenosia Development, LLC.**
- **#2017-009-SR:** Summary Ruling Application, **55 Old Quarry Road, Old Quarry Road, LLC.**
- **#2017-010-SR:** Summary Ruling Application, **55 Old Quarry Road, Formation Development Group, LLC.**

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

Ms. Masters motioned, Mr. Hanlon seconded to approve the Meeting Minutes of February 21, 2017 as amended. Motion carried 5-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

March 21, 2017

- **#2017-008-SP-SR:** Summary Ruling Application, **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail, *Kenosia Development, LLC.***

April 4, 2017

- **#2017-009-S-SP-SR-A:** Summary Ruling Application, **55 Old Quarry Road, *Old Quarry Road, LLC.***
- **#2017-010-SP-SR:** Summary Ruling Application, **55 Old Quarry Road, *Formation Development Group, LLC.***

Hearing no further discussion, the Chairman adjourned the meeting at 7:55 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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March 7, 2017

Present: Robert Cascella
George Hanlon
John Katz
Di Masters
Rebecca Mucchetti, Chairman

Absent: Stephen Cole
Tim Dunphy
Mark Zeck
Joseph Fossi

Also Present: Richard Baldelli, ZEO
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

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

At 7:55 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. Discussion of Silver Spring Country Club Special Permit Conditions of Approval (#2012-047-REV (SP)). % PD

Also Present: Attorney J. Casey Healy
President of Silver Spring Country Club

Attorney Healy gave a brief explanation of the violations placed on Silver Spring as regards to noise, lighting and the playing of paddle tennis beyond the approved dates of play in the Special Permit. Attorney Healy said they have remedied the lighting, are still working on sound proofing between themselves and the neighbors and asked that the season be extended which correlates with the National Paddle Tennis season.

Attorney Healy was reminded that the dates of play was a request by him and because there is so much interest from neighbors as regards to noise, the Commission was requiring the following before any revision of the timeline can be discussed. Attorney Healy noted that play on the paddle courts have ceased.

Commission consensus was that Silver Spring Country Club must submit an application of proposed sound proof barriers for noise reduction between the paddle tennis courts and the nearest neighbors which must include decibel levels and acoustics analysis. Further, any amendment to extend the dates of play will depend on the result of above described application which will include the scheduling of a Public Hearing.

2. Commission recap of first floor retail discussion. % Chair

Chairman Mucchetti noted the handouts at the table for the first floor retail discussion and briefly reviewed their last meeting regarding this topic. She explained that she will be pulling together another meeting with the Commission, the First Selectman, CDC, ECDC, Property Owners and Merchants and asked the Commissioners if they had any further comments or recommendations. After a brief discussion, of note were the following points:

- Mr. Schnell stated that he did spend time asking local businesses questions and found that most local businesses are not online.
- In reference to Mr. Davidson's letter and tax incentives, there was caution that tax incentive for some and not others could become an issue.

3. Discuss the establishment of a Personnel Search Committee. % Chair

Chairman Mucchetti explained that unlike the last time, the Commission can now form a "Personnel Search Committee" which would not be subject to a quorum, notice of a meetings or meeting minutes. She further stated that the intent is to have the review of resumes conclude by the end of March, applicant interviews the beginning of April and a decision on the new Planner by May. Included in this process will be Mr. Richard Baldelli, ZEO and Ms. Laurie Fernandez, Human Resources.

Ms. Masters motioned, Mr. Cascella seconded to approve the formation of a "Personnel Search Committee" for the purpose of selecting a new Director of Planning for the Town of Ridgefield. Motion carried 5-0.

4. Application submission deadline discussion. % Chair

After a brief discussion, Ms. Masters motioned, Mr. Hanlon seconded to approve the revision of the submission deadline to 4pm the Friday before the Tuesday meeting for both Inland Wetlands and Planning & Zoning applications. Motion carried 5-0.

BOARD WALKS

March 19, 2017

- **#2017-008-SP: Special Permit Application, 85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail, Kenosia Development, LLC.**

- **#2017-010-SR:** Special Permit Application, **55 Old Quarry Road**, *Formation Development Group, LLC*.
- **#2017-009-S-SP-SR-A:** Subdivision Application, Special Permit Application, and Regulation Amendment Application, **55 Old Quarry Road**, *Old Quarry Road, LLC*.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following correspondence.

1. A letter from Attorney Thomas Beecher dated 3/2/17 regarding subdivision and accessway approvals for 32 Hickory Lane.
2. The revised 2017 IWB/PZC/APA Meeting schedule.
3. A memorandum dated 2/27/17 from Mr. Charles Fisher, PE regarding Stormwater Ordinances.
4. A memorandum dated 3/3/17 from Planner Meder regarding Stormwater Management background documents.
5. As message from State Representative John Frey regarding new legislation he has submitted as regards to affordable housing.
6. A letter from AT&T to the Connecticut Siting Council dated 2/16/17 regarding notice of exempt modifications on Old Stagecoach Rd/Aspen Ledges Rd.
7. A new driveway profile received 3/6/17 for Bridle Trail.
8. Several pieces of correspondence from Mr. Richard Steinhart and Ms. Colleen Padilla regarding the paddle courts at Silver Spring Country Club.

MINUTES

For Approval:

Ms. Masters motioned, Mr. Hanlon seconded to approve the Meeting of February 21, 2017 as amended. Motion carried 5-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

March 21, 2017

- **#2017-008-SP:** Special Permit Application, **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail**, *Kenosia Development, LLC*.

April 4, 2017

- **#2017-010-SR-SP:** Special Permit Application, **55 Old Quarry Road**, *Formation Development Group, LLC*.
- **#2017-009-S-SP-SR-A:** Subdivision Application, Special Permit Application, and Regulation Amendment Application, **55 Old Quarry Road**, *Old Quarry Road, LLC*

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

Respectfully Submitted,

Lise B. Read
Recording Secretary