

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

March 21, 2017

Present: Robert Cascella
Stephen Cole
George Hanlon
John Katz
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Absent: Tim Dunphy

Also Present: Beth Peyser, Wetlands Agent
Richard Baldelli, Zoning Enforcement Officer
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

Inland Wetlands Board and Planning and Zoning Commission Public Hearings were held prior to the meeting.

At 8:37 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. Meeting held on March 07, 2017. Draft Resolution of Approval requested. 65 days for a decision is April 27, 2017. Owner/Applicant: Rock Harbor Builders LLC, Christian Dacunha. Distribution of Draft Resolution of Approval and decision.*

Chairman Mucchetti noted the letter dated 3/8/17 from Michael Mazzucco, PE which responded to the comments made by the Conservation Commission in their letter of 3/7/17. **Commission consensus was to agree to the changes proposed by Mr. Mazzucco.**

Mr. Katz motioned, Mr. Zeck seconded to adopt the Draft Resolution of Approval dated 3/7/17 as amended. Motion carried 5-0-2. Mr. Fossi and Mr. Cole abstained.

2. **2017-008-SR:** Summary Ruling Application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the construction of a driveway, subsurface septic system and excavation, filling and/or grading within a regulated upland review area associated with the construction of a single-family dwelling on 10.79± acres comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Statutorily received on February 21, 2017. Site walked on March 19, 2017. Public hearing closed on March 21, 2017. 35 days for a decision is April 25, 2017. Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

Because the impact to the property is now far less than the prior approval and the crossing of the wetlands is now eliminated, the following motion was made.

Mr. Katz motioned, Mr. Hanlon seconded to approve the drafting a Resolution of Approval of the above Summary Ruling application as presented and amended by the applicant's representatives in the Public Hearing. Motion carried 7-0.

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

Chairman Mucchetti noted the following pieces of correspondence. No action was required.

1. A letter from Agent Peyser to Mr. Robert DeRoma dated 3/13/17 regarding the Board upholding the Order of Remedy. Chairman Mucchetti noted this letter had been reviewed by Counsel.
2. The Habitat, Winter 2017

MINUTES

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for March 7, 2017 as amended. Motion carried 5-0-2. Mr. Fossi and Mr. Cole abstained.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

April 4, 2017

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

Hearing no further discussion, the Chairman adjourned the meeting at 8:45 PM.

Respectfully Submitted,

Lise B. Read

Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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March 21, 2017

Present: Robert Cascella
Stephen Cole
George Hanlon
John Katz
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Absent: Tim Dunphy

Also Present: Richard Baldelli, Zoning Enforcement Officer
Adam Schnell, Assistant Planner
Beth Peyser, Wetlands Agent
Lise Read, Recording Secretary

Inland Wetlands Board and Planning and Zoning Commission Public Hearings were held prior to the Inland Wetlands Board Meeting.

At 8:45 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2017-008-SP:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D for the excavation, filling and/or grading of material in excess of 2,000 cubic yards in association with the construction of a new single-family dwelling on 10.79± acres, comprised of three separate parcels; **85 Bridle Trail, 87 Bridle Trail, and 89 Bridle Trail** in the RAAA Zone. *Statutorily received on February 21, 2017. Site walked on March 19, 2017. Public hearing closed on March 21, 2017. 65 days for a decision is May 25, 2017. Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

Mr. Katz motioned, Mr. Cascella seconded to approve the drafting a Resolution of Approval of the above Special Permit application as presented and amended by the applicant's representatives in the Public Hearing. Motion carried 7-0.

2. **#2017-006-PRE:** Pre-submission Concept meeting to discuss the proposed rezoning of the Ridgefield Boys and Girls Club at **41 Governor Street** from its current R-A Zone designation to the Central Business District Zone and the proposed expansion of

the existing facilities. *Applicant: Robert R. Jewell, Esq. Continuation of discussion previously held on February 7, 2017.*

Also Present: Attorney Robert Jewell

Attorney Jewell gave a brief presentation of the proposed deed restricted property easements to the Town so the applicant may rezone the property from RA to CBD.

Most of the Commissioners felt the proposed easements were a step in the right direction and with these easements they would entertain the idea.

NEW ITEMS

- 3. #2017-012-PRE:** Pre-Submission Concept Meeting to discuss **36 Old Quarry Road**. *Owner/App: Town of Ridgefield. For discussion.*

The above item has been continued and will be placed on the 4/4/17 Agenda for discussion.

- 4. #2017-013-REV(SP)-VDC:** Revision to the Special Permit per Section 9.2 under Section 7.2.E.11 and a Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for temporary window signage, covering four window panes, exceeding twenty-five percent of the window surface at **444 Main Street** in the CBD Zone. *Owner: Bruce C. Beswick. Applicant: Thrown Stone Theatre Company. Authorized Agent: John Devine. For discussion and action.*

The above item has been continued pending the VDC report and will be placed on the 4/4/17 Agenda for discussion.

- 5. #2017-014-PRE:** Pre-submission Concept meeting to discuss the proposed Club House, Outdoor Ice Rink, Tennis Court and Multi-Purpose Turf field at **340 Peaceable Street**. *Applicant: Robert R. Jewell, Esq. For discussion.*

For the record, Mr. Cascella was recused.

Also Present: Attorney Robert Jewell
Mr. Peter Coffin, Architect

Mr. Jewell and Mr. Coffin gave a brief description of the above proposed project.

Commission consensus was they cautioned the applicant that high public interest, traffic reports, noise studies, lighting analysis and other events that might take place during the off season would be critical factors in the application process.

- 6. Planning and Zoning Commission / Inland Wetlands Board vacancy.** % Chair

Chairman Mucchetti explained that Ms. Di Master has resigned her seat on the Commission and Board effective immediately. Further, the Ridgefield Press will be publishing the vacancy and the hope is that interviews will be conducted at the Commission's 4/18/17 meeting keeping in mind that the 30 day time period to complete this task will run out on 4/24/17.

Mr. Katz motioned, Mr. Cole seconded to add the following item to the Agenda. Motion carried 7-0.

- 7. "Town of Ridgefield Stormwater Technical Review Team"** c/o Chairman, ZEO, Wetlands Agent

Chairman Mucchetti, ZEO Baldelli and Agent Peyser all explained that the State of Connecticut has mandated through "MS4" that Towns are required to comply with the State Stormwater Management Regulations. That data will be collected when completing E&S inspections for pre-construction, post construction, post major storm events and complaints into a hand held device which will be relayed in a report to Mr.

Charlie Fisher, Town PE who in turn will report to the State showing how the Town is complying with the new Stormwater Management Plan. Noted was that the Town of Ridgefield has established a “Stormwater Technical Review Team” and both ZEO Baldelli and Agent Peyser are on this team.

ZEO Baldelli and Vice Chairman Fossi confirmed that the Town of Ridgefield Stormwater Management Regulations are very much in line with the State of Connecticut Stormwater Management Regulations.

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. No action was required.

1. Two sets of AAC minutes for 55 Old Quarry Rd.
2. The Construction Phasing Plans from CCA, LLC for 55 Old Quarry Rd.
3. A letter from the Conservation Commission dated 3/21/17 regarding 55 Old Quarry Rd.
4. Numerous letters from residents regarding the Pre-Submission Concept of 340 Peaceable Rd.

MINUTES

For Approval:

Mr. Hanlon motioned, Mr. Cascella seconded to approve the Meeting Minutes of March 7, 2017 as amended. Motion carried 5-0-2. Mr. Fossi and Mr. Cole abstained.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

April 4, 2017

- **#2017-010-SR-SP:** Special Permit Application, **55 Old Quarry Road, Formation Development Group, LLC.**
- **#2017-009-SR-SP:** 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 9:34 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
AQUIFER PROTECTION AGENCY

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Present: Robert Cascella
Stephen Cole
George Hanlon
John Katz
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Absent: Tim Dunphy

Also Present: Beth Peyser, Wetlands Agent
Richard Baldelli, Zoning Enforcement Officer
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

Inland Wetlands Board and Planning and Zoning Commission Public Hearings were held prior to the Inland Wetlands Board Meeting.

At 9:34 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

CORRESPONDENCE

There was no correspondence.

MINUTES

There were no Meeting Minutes for distribution or approval.

Hearing no further discussion, the Chairman adjourned the meeting at 9:35 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary