

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING

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

December 10, 2019	Present:	John Katz Ben Nneji Joseph Dowdell Robert Hendrick George Hanlon Susan Consentino Charles Robbins, Vice Chair Joseph Fossi
	Absent:	Rebecca Mucchetti, Chair

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Karen Martin, Assistant Town Planner
Eileen White, Recording Secretary

In the absence of Chair Mucchetti, Vice Chair Robbins called the meeting to order. Mr. Robbins asked if the audience had any questions regarding procedure. A few procedural questions were asked and these were answered.

PLANNING AND ZONING COMMISSION

Item I: #2019-075-RESUB: An application for 4-lot Re-Subdivision of land under Section 7.5 of the Ridgefield Subdivision regulations for a property consisting of \pm 11.305 acres located at **805 North Salem** Road in the RAA zone. *Statutorily received on November 12, 2019. Site walk scheduled on December 08, 2019. 35 days to close a public hearing is January 14, 2020. Owner: Dikran Janus Kadagian and Deborah Kadagian. Applicant: Ashlar Historic-Renovation LLC. Authorized Agent: Robert R. Jewell. Esq*

Mr. Baldelli read the legal notice.

Attorney Robert Jewell presented the application. He submitted documentation for the Record that included notifications to the New York City Department of Environmental Protection, The Connecticut Public Health Drinking Water Division and certifications to all property owners within 100 feet. Mr. Jewell also submitted a copy of General Statute 47-42F which provides for a maintenance agreement amongst property owners and maps showing the various configurations of the lots in the subdivision since 1971.

Mr. Ralph Gallagher, Project Engineer, presented the site plans. He stated that the design would add more stormwater management and erosion sediment controls.

Questions from the Commission included clarification of the maps submitted and why three separate driveways and not one accessway for the three homes being proposed.

Mr. Bryan Nesteriak, Professional Engineer and Land Surveyor, gave the peer review comments, which included his view that the proposed configuration could work regarding grading and stormwater drainage. He also recommended soil testing for stormwater management and infiltration systems.

Mr. Baldelli commented that there is no longer a Town Engineer and recommended that Mr. Nesteriak needed the soil testing for a more complete review of the proposed stormwater system as Mr. Nesteriak had cited. His Staff Report included whether open space is appropriate for this re-subdivision and the record of Planning and Zoning Minutes need to be conferred and researched about this. In response to a neighbor's question, Mr. Baldelli also stated that the Police Department had received the application and had no comment on it.

Comments from the Public included concerns about the soil erosion on Martin's Drive, snow maintenance and removal and its cost to individual property owners and whether a social impact study could be done. Mr. Baldelli answered that in Connecticut, there is no such thing as a social impact study.

Commissioner Katz stated that many of the issues of concern to property owners on Martin's Drive are not part of the purview of the Commission and have to be addressed to other bodies, such as the United States Postal Service for mailbox locations, etc.

Mr. Jewell gave his closing remarks, which included noting that General Statute 47-42F allows for the property owners who are paying the bulk of the maintenance of Martin's Drive can have their concerns legally addressed in court.

The Public Hearing is Continued to: January 14, 2020.

The Public Hearing closed at: 9:22 p.m.

Hearing no further discussion, the Chair adjourned the Meeting at: 9:22 p.m.

Respectfully submitted,

Eileen White

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Absent:	Rebecca Mucchetti, Chair
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Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Karen Martin, Assistant Town Planner
Eileen White, Recording Secretary

At 9:22 p.m. Vice Chair Robbins called the meeting to order.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-075-RESUB:** An application for 4-lot Re-Subdivision of land under Section 7.5 of the Ridgefield Subdivision regulations for a property consisting of ± 11.305 acres located at **805 North Salem** Road in the RAA zone. *Statutorily received on November 12, 2019. Site walk scheduled on December 08, 2019. 65 days to render a decision is February 13, 2020. Owner: Dikran Janus Kadagian and Deborah Kadagian. Applicant: Ashlar Historic-Renovation LLC. Authorized Agent: Robert R. Jewell. Esq*

The Public Hearing is Continued to: January 14, 2020.

NEW ITEMS

- 1. #2019-077-SP-VDC:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Village District Application per Section 8.3 and Sec.5.1.D.1 to expand the floor area, security features, handicap accessibility for a property located at **3 Governor Street** in the CBD zone. *Statutorily received on November 26, 2019. Owner/Applicant: Fairfield County Bank. Authorized Agent: Donnelly, McNamara & Gustafson, P.C. To schedule a site walk and Public hearing.*

Mr. Hanlon motioned, Mr. Hendrick seconded to Receive, Schedule a Site Walk for January 26, 2020 and Schedule a Public Hearing for January 28, 2020. Motion carried 8-0.

2. #2019-078-VDC: Village District Application per Section 8.3 and Sec.5.1.B. and Sec 7.2.G.2 of the Town of Ridgefield Zoning Regulations to illuminate the existing sign with two light fixtures on the building, for a property located at **412 Main Street** in the CBD district. *Statutorily received on November 26, 2019. Owner: Urstadt Biddle Properties. Applicant: Robert J. Creamer, PC. For discussion and action.*

Mr. Katz motioned, Mr. Fossi seconded to approve as noted by the Village District Commission. Motion carried 8-0. Effective date: December 20, 2019.

3. #2019-079-REV(SP)-VDC: Revision to Special Permit Application per Section 9.2 and Sec 7.2.E.3. of the Town of Ridgefield Zoning Regulations and Village District Application per Section 8.3 and Sec 5.1.B for two signs “M&T bank” each of 22.82 Sq.Ft for a property located at **2 Prospect Street** in CBD zone. *Owner: Charles Knoche. Applicant: Pro Signs. Authorized Agent: Stephanie Tuccio. For receipt, discussion and action.*

Mr. Fossi motioned, Mr. Katz seconded to approve as noted by the Village District Commission. Motion carried 8-0. Effective date: December 20, 2019.

Ms. Consentino motioned, Mr. Katz seconded to raise to the agenda for discussion a review of the 2020 Commission Schedule. Motion carried 8-0.

Mr. Hendrick motioned, Mr. Fossi seconded to table the discussion for a future Commission meeting. Motion carried 8-0.

COMMISSION WALKS

January 26, 2020

- **#2019-077-SP-VDC, 3 Governor Street**

REQUESTS FOR BOND RELEASES/REDUCTION

No.

CORRESPONDENCE

- Redistribution of Staff Report, **805 North Salem Road**
- E-mail approval from Health Department, **805 North Salem Road**
- Passive Solar Documentation, **805 North Salem Road**
- Special Permit Application from M&T Bank, **2 Prospect Street**

MINUTES

For approval: November 26, 2019

2019-12-10

Mr. Fossi motioned, Mr. Hanlon seconded to approve as amended. Motion carried 8-0.

For distribution:

PUBLIC HEARINGS

December 10, 2019

- **#2019-075-RESUB:** Re -subdivision Application, 805 North Salem Road, Dikran James Kadagian

December 17, 2019

- **(Contd.)#2019-072-SP:** Special Permit Application, 114 Main Street, Douglas & Laurice Haynes

January 14, 2020

- **#2019-076-AH:** Affordable Housing Application, Turner Road & Barnum Place, *Black Oaks, LLC*.

To be scheduled

- **#2019-077-SP-VDC:** Special Permit Application, 3 Governor Street, Fairfield County Bank.
- **(Contd.)#2019-066-REV(SP):** Revision to Special Permit, Governor Street Municipal Lot, TOR

Hearing no further discussion, the Chair adjourned the Meeting at: 9:46 p.m.

Respectfully submitted,

Eileen White