

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD  
PUBLIC HEARING

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

October 15, 2019	Present:	John Katz Rich Vazzana Joseph Dowdell Catherine Savoca George Hanlon Mark Zeck Charles Robbins Joseph Fossi, Vice Chair Rebecca Mucchetti, Chair
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Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO  
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer  
Eileen White, Recording Secretary

At 7:30 p.m. Chair Mucchetti called the meeting to order. Ms. Mucchetti gave an overview of the meeting and the agenda order. She stressed that each person at the Meeting was entitled to courtesy and respect. Chair Mucchetti also stated that any future plans for the St. Stephen's property will be made by St. Stephen's and is not part of the Application.

**INLAND WETLANDS BOARD**

**Item I: (Contd.)#2019-055-REV(SP)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for removal of existing parking area, new parking and vehicular area site work within the upland review area of wetlands at a properties consisting of  $\pm$  6.445 acres located at **351 Main Street ( Assessor's ID E15-0123) and 353 Main Street ( Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. Public hearing held on September 24, 2019.35 days to close a public hearing is October 29, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq.*

Review of the Summary Ruling Application and the Special Permit Application had already been combined via vote on September 24, 2019.

There was no need to re-read the legal notices, since they were read on September 24, 2019.

The Chair entered into the Record the following documents having been received since the September 24, 2019 Public Hearing:

- Revised Site Plans, dated October 7, 2019.
- Revised landscaping and lighting plan, dated October 8, 2019.
- Revised exterior lighting specifications and details, undated.
- Responses to Peer Review and Staff Comments from Artel Engineering, dated October 10, 2019.
- Final Peer Review comments from B&B Engineering, dated October 15, 2019.

Mr. Robert Jewell, Attorney for the applicant, presented proposed revisions to the application since the September 24, 2019 Public Hearing.

Presentations were given by Dainius L. Virbickas, Project Engineer, and Kate Throckmorton, Landscape Architect, showing the updates to site and environmental plans based on the September 24, Public Hearing and further comments from the various commissions and peer review.

Peer Review Comments by Mr. Bryan Nesteriak, Professional Engineer, who was not present, had been distributed to the Applicant prior to the Public Hearing, dated October 15, 2019. They were in favor of the application with a minor concern about the inlet pipes going into the Stormwater Management Systems proposed for the site, which Mr. Virbickas addressed in his presentation.

Under Technical Correspondence, Mr. Baldelli stated that the Historic District Commission had approved the proposed application in a letter dated September 23, 2019.

Under staff comments. Mr. Baldelli stated that erosion controls had been done to his satisfaction. Ms. Peyser stated that, as a condition of approval, clarification was needed that any debris be removed from the wetlands area.

A member of the public asked what St. Stephens' plans were for their property. Chair Mucchetti re-iterated the prior instruction that any plans that St. Stephens will undergo will be made by St. Stephen's and is not part of the Application.

**The Public Hearing closed at: 7:58 p.m.**

Hearing no further discussion, the Chair adjourned the Meeting at: 7:58 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION  
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Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer  
Eileen White, Recording Secretary

At 7:30 p.m. Chair Mucchetti called the meeting to order.

**PLANNING AND ZONING COMMISSION**

**Item I: (Contd.) #2019-055-REV(SP)-SR:** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for removal of existing parking area and to construct a new parking and vehicular and a lot line revision for a properties consisting of  $\pm$  6.445 acres located at **351 Main Street ( Assessor's ID E15-0123) and 353 Main Street ( Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. Public hearing held on September 24, 2019. 35 days to close a public hearing is October 29, 2019.*  
*Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq.*

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Eileen White

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD

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

October 15, 2019	Present:	John Katz left the Room at 8:19 p.m. and Returned at 8:30 p.m. because he was recused on 523 Ridgebury Rd (Item 3). Rich Vazzana Joseph Dowdell Catherine Savoca George Hanlon Mark Zeck Charles Robbins Joseph Fossi, Vice Chair Rebecca Mucchetti, Chair
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Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO  
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer  
Eileen White, Recording Secretary

At 7:58 p.m. Chair Mucchetti called the meeting to order.

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2019-055-REV(SP)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for removal of existing parking area, new parking and vehicular area site work within the upland review area of wetlands at a properties consisting of  $\pm$  6.445 acres located at **351 Main Street ( Assessor's ID E15-0123) and 353 Main Street ( Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 35 days to render a decision is November 19, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**Mr. Fossi motioned, Mr. Katz seconded, to approve as presented and agreed. Motion carried 9-0. Effective date: November 1, 2019.**

- 2. #2019-061-REV(SP)- SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to reconfigure existing parking lot, adding 38 parking spaces for a property located at **137 Ethan Allen Highway** in the B-2/RAA zone. *Statutorily received on September 10, 2019. Site walked on October 06, 2019.*

*Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq For discussion and possible action.*

**Mr. Fossi motioned, Mr. Robbins seconded, to combine review of the Summary Ruling Application and the Special Permit Application. Motion carried 9-0.**

**Mr. Katz motioned, Mr. Zeck seconded, to approve the Summary Ruling Application as presented. Motion carried 9-0. Effective Date: November 1, 2019.**

- 3. #2019-064-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for a two-lot subdivision with no proposed disturbance within the regulated area, consisting of  $\pm 9.1$  acres for a property located at **523 Ridgebury Road** in the RAAA zone. *Statutorily received on September 24, 2019. Site walked on October 06, 2019. Owner/Applicant: CJC Properties, LLC Christina & John Carvalho, members. For discussion and possible action.*

**Mr. Fossi motioned, Mr. Vazzana seconded, to combine review of the Summary Ruling Application and the Subdivision Application. Motion carried 8-0. Mr. Katz was recused.**

**Mr. Robbins motioned, Mr. Hanlon seconded, to approve the Summary Ruling Application. Motion carried 8-0. Mr. Katz was recused.**

## **NEW ITEMS**

1. Update the Site walk and Public Hearing Schedule for file #2019-065-SR, Governor Street Parking lot.

Town Counsel Thomas Beecher advised that scheduling of the site walk and review of this application be referred to the new IWB. A letter of extension to hold the hearing was requested by the applicant and has been received.

2. Update on the Violation file #2014-071-WV, 865 Ethan Allen Highway.

Ms. Peyser report that the property owner has done such significant work to clean up the Wetlands Violations that the Town of Ridgefield has withdrawn the lawsuit.

- 3. #2019-070-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for a pond dredging for a property located at **257 Peaceable Street** in the RAA zone. *Owner: Robert Daher. Applicant: New England Aquatic Services LLC. For receipt.*

The Board recieved this matter only, per statutory guidelines. Site walk and review of the application will be scheduled by the new IWB after the November 5, 2019 election.

## **BOARD WALKS**

None.

## **REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2003-0092-SR, 17 Lounsbury Road,** Release of bond for amount \$500.00 posted for erosion and sediment controls.

**Mr. Zeck motioned, Mr. Hanlon seconded, to approve. Motion carried 9-0.**

- **#2005-106-PR-SP, 638 Danbury Road,** Release of bond for amount \$5000.00 posted for erosion and sediment controls.

**Mr. Katz motioned, Mr. Zeck seconded, to approve. Motion carried 9-0.**

## **CORRESPONDENCE**

None.

## **MINUTES**

**For approval:** September 24, 2019 & October 02, 2019 (mailed on October 08, 2019)

**Inland Wetlands Board Public Hearing, September 24, 2019:**

**Mr. Katz motioned, Mr. Dowdell seconded, to approve. Motion carried 6-0-3. Mr. Vazzana, Mr. Zeck and Mr. Hanlon abstained.**

**Inland Wetlands Board, September 24, 2019**

**Mr. Katz motioned, Mr. Robbins seconded, to approve. Motion carried 6-0-3. Mr. Vazzana, Mr. Zeck and Mr. Hanlon abstained.**

**Inland Wetlands Board Public Hearing, October 2, 2019:**

**Mr. Hanlon motioned, Mr. Zeck seconded, to approve as amended. Motion carried 6-0-3. Mr. Vazzana, Mr. Robbins and Mr. Fossi abstained.**

**Inland Wetlands Board, October 2, 2019:**

**Mr. Hanlon motioned, Mr. Zeck seconded, to approve as amended. Motion carried 6-0-3. Mr. Vazzana, Mr. Robbins and Mr. Fossi abstained.**

**For distribution:**

**PUBLIC HEARINGS - None**

Hearing no further discussion, the Chair adjourned the Meeting at: 8:40 p.m.

Respectfully submitted,

Eileen White



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October 15, 2019 Present: John Katz - left the Room at 8:19 p.m. and Returned at 8:30 p.m. because he was recused on 523 Ridgebury Rd (Item 3).

Rich Vazzana  
Joseph Dowdell  
Catherine Savoca  
George Hanlon  
Mark Zeck  
Charles Robbins  
Joseph Fossi, Vice Chair  
Rebecca Mucchetti, Chair

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO  
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer  
Eileen White, Recording Secretary

At 8:40 p.m. Chair Mucchetti called the meeting to order.

## PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-055-REV(SP)-SR:** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for removal of existing parking area and to construct a new parking and vehicular and a lot line revision for a properties consisting of  $\pm$  6.445 acres located at **351 Main Street (Assessor's ID E15-0123) and 353 Main Street ( Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 65 days to render a decision is December 19, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**Mr. Hanlon motioned, Mr. Robbins seconded to approve as a final. Motion carried 9-0. Effective date: November 1, 2019.**

2. **#2019-061-REV(SP)(SR):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgfield Zoning Regulations to convert an existing 3000 square feet of building space to use related to brewery for gathering space and storage and reconfigure existing parking lot adding 38 parking spaces for a property located at **137 Ethan Allen Highway** in the B-2/RAA zone. *Statutorily received on September 10, 2019. Site walked on October 06,*

*2019.Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq.  
For discussion and possible action*

**Mr. Zeck motioned, Mr. Hanlon seconded, to approve the Special Permit Application as presented. Motion carried 9-0. Effective date: November 1, 2019.**

**3. Discussion on proposed Affordability plan. % Staff**  
Mr. Baldelli presented his report on the Housing Affordability Plan.

**Mr. Zeck motioned, Mr. Vazzana seconded, to approve posting the Housing Affordability Plan and list of state suggested Administrators on the Town of Ridgefield Website. Motion carried 9-0.**

## **NEW ITEMS**

**1. Update on the Violation file #2014-071-WV, 865 Ethan Allen Highway.**

Mr. Baldelli reported that the Planning and Zoning violations have been resolved to the point that the Town of Ridgefield has withdrawn the lawsuit.

**2. #2019-068-S:** Subdivision Application per Town of Ridgefield Zoning Regulations for a 2-lot subdivision of  $\pm$  9.1 acres of land for a property located at **523 Ridgebury Road** in the RAAA zone. Owner/Applicant: CJC Properties, LLC Christina & John Carvalho and members. *For receipt/discussion/hearing.*

**Mr. Fossi motioned, Mr. Hanlon seconded, to approve as presented. Motion carried 8-0. Effective date: November 1, 2019. Mr. Katz was recused.**

**3. #2019-069-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per Section 3.4.C.2 for a construction of an in ground swimming pool and open air changing room located in the front yard of a property at **38 Peaceable Street** in the RA Zone. *Owner/Applicant: Bruce and Diana Ritter. For receipt and scheduling a site walk and public Hearing.*

**Mr. Fossi motioned, Mr. Hanlon seconded, to Receive, Schedule a Site Walk for November 10, 2019 and Discussion for November 12, 2019. Motion carried 9-0.**

## **COMMISSION WALKS**

November 10, 2019

- #2019-066-REV(SP), Governor Street Municipal lot, TOR

## **REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2005-106-PR-SP, 638 Danbury Road,** Release of bond for amount \$5000.00 posted for Erosion and sediment controls.

**Mr. Katz motioned, Mr. Zeck seconded, to approve. Motion carried 9-0.**

#### **CORRESPONDENCE**

- A letter regarding opposition to the Governor Street Parking Lot was acknowledged as having been received and will be distributed to the IWB and PZC.

#### **MINUTES**

**For approval:** September 24, 2019 & October 02, 2019 (mailed on October 08, 2019)

#### **Planning and Zoning Public Hearing, September 24, 2019:**

**Mr. Katz motioned, Mr. Fossi seconded, to approve. Motion carried 6-0-3. Mr. Vazzana, Mr. Zeck and Mr. Hanlon abstained.**

#### **Planning and Zoning Meeting, September 24, 2019:**

**Mr. Katz motioned, Mr. Fossi seconded, to approve. Motion carried 6-0-3. Mr. Vazzana, Mr. Zeck and Mr. Hanlon abstained.**

#### **Planning and Zoning Public Hearing, October 2, 2019:**

**Mr. Hanlon motioned, Mr. Zeck seconded, to approve as amended. Motion carried 6-0-3. Mr. Vazzana, Mr. Robbins and Mr. Fossi abstained**

#### **Planning and Zoning Meeting, October 2, 2019:**

**Mr. Hanlon motioned, Mr. Zeck seconded, to approve as amended. Motion carried 6-0-3. Mr. Vazzana, Mr. Robbins and Mr. Fossi abstained**

**For distribution:** None

#### **PUBLIC HEARINGS**

#### **October 29, 2019**

- **(Contd.)#2019-054-AH**, Affordable Housing Application, 5 North Salem Rd., Kung H. Wei

#### **November 12, 2019**

- **#2019-066-REV(SP)**, Revision to Special Permit, Governor St. Municipal Lot, TOR

Hearing no further discussion, the Chair adjourned the Meeting at: 9:00 p.m.

Respectfully submitted,

Eileen White