

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

April 4, 2017

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

Also Present: Beth Peyser, Wetlands Agent  
Richard Baldelli, ZEO  
Adam Schnell, Assistant Planner

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

At 10:15 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

**1. #2017-009-S-SP-SR-A: Summary Ruling**

Application under Section 7.5 of the Inland Wetlands and Watercourses Regulations per Section 4-33 of the Subdivision Regulations of the Town of Ridgefield for activities within an intermittent watercourse and regulated upland review area associated with the subdivision of property located at **55 Old Quarry Road** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. 35 days to close public hearing is May 09, 2017. Applicant/Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

**Mr. Katz motioned, Mr. Hanlon seconded to approve the above Summary Ruling application as presented and as a Final Resolution with standard conditions. Motion carried 7-0. Mr. Cole had stepped out of the room.**

**2. IF PUBLIC HEARING IS CLOSED: 2017-010-SP-SR: Summary Ruling**

Application under Section 7.5 of the Inland Wetlands and Watercourses Regulations for activities within a watercourse and regulated upland review area associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. 35 days to make a decision is May 09, 2017. Applicant: Formation Development Group, LLC. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

**This Public Hearing did not close and has been continued to 5/2/17.**

3. **#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± acers 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. Draft Resolution of Approval requested on March 21, 2017. 35 days for a decision is April 25, 2017. Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq. For distribution of Draft Resolution of Approval and action.*

**Vice Chairman Fossi motioned, Mr. Hanlon seconded to adopt the Draft Resolution of Approval dated 3/21/17 as amended. Motion carried 8-0.**

#### **NEW ITEMS**

4. **#2017-016-SP-PR:** Plenary Ruling under Sec. 7.6 of Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the construction of a new Baseball field and associated improvements, which includes disturbance within regulated wetlands on 2.52 ± acres located at the intersection of **CT Route 7 and Simpaug Turnpike** in the RAA Zone. *Owner: State of CT, DEEP and Town of Ridgefield. Appl: Ridgefield Little League. AA: Phil Doyle. For receipt, scheduling of public hearing and site walk.*

**Mr. Dunphy motioned, Mr. Zeck seconded to receive the above Plenary Ruling application, to schedule a Board walk for 4/23/17 and to schedule a Public Hearing for 5/16/17. Motion carried 8-0.**

#### **BOARD WALKS**

##### **Scheduled**

- **#2017-016-SP-PR:** Plenary Ruling, **CT Route 7 and Simpaug Turnpike.** *State of CT, DEEP and Town of Ridgefield*

**The above Board walk was scheduled for April 23, 2017.**

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

There were no requests for bond release or reduction.

#### **CORRESPONDENCE**

There was no correspondence.

#### **MINUTES**

##### **For Approval:**

**Vice Chairman Fossi motioned, Mr. Katz seconded to approve the Meeting Minutes for March 21, 2017 as amended. Motion carried 7-0-1. Mr. Dunphy abstained.**

##### **For Distribution:**

There were no Meeting Minutes to distribute.

## **PUBLIC HEARINGS**

### **Continued**

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

**The above Public Hearing has been continued to May 2, 2017.**

### **Scheduled**

- **#2017-016-SP-PR:** Plenary Ruling, **CT Route 7 and Simpaug Turnpike.** *State of CT, DEEP and Town of Ridgefield*

**The above Public Hearing was scheduled for May 16, 2017.**

Hearing no further discussion, the Chairman adjourned the meeting at 10:22 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Audio Tapes)

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

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

April 4, 2017

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

Also Present: Richard Baldelli, ZEO  
Adam Schnell, Assistant Planner

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

At 10:22 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

**1. IF PUBLIC HEARING IS PARTIALLY CLOSED: 2017-009-S-SP-SR-A:**

Subdivision Application for a 2-lot subdivision of 5.0427± acres of land, Regulation Amendment Application under Section 9.2.B and a Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations, associated with the construction of a mixed-use self storage and residential building on a proposed 1.0-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. 65 days to make a decision is June 08, 2017. Applicant/Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

**The above Special Permit Application Public Hearing did not close and has been continued 5/2/17.**

**Mr. Katz motioned, Mr. Hanlon seconded to approve the above Subdivision Application as presented and as a Final Resolution with standard conditions and the condition that a fee will be accepted in lieu of open space. Motion carried 8-0.**

**Vice Chairman Fossi motioned, Mr. Katz seconded to approve the above Regulation Amendment as presented and as a Final Resolution. Motion carried 8-0.**

2. **IF PUBLIC HEARING IS CLOSED: 2017-010-SP-SR:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Applicant: Formation Development Group, LLC. Statutorily received on February 21, 2017. Site walked March 19, 2017. 65 days to make a decision is June 08, 2017. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

**This Public Hearing did not close and has been continued to 5/2/17.**

3. **#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. Draft Resolution of Approval requested on March 21, 2017. 65 days for a decision is May 25, 2017. Owner: Kenosia Development, LLC. Authorized Agent: Robert R. Jewell, Esq.. For distribution of Draft Resolution of Approval and action.*

**Vice Chairman Fossi motioned, Mr. Katz seconded to adopt the Draft Resolution of Approval dated 3/21/17 as amended. Motion carried 8-0.**

4. **#2017-012-PRE:** Pre-Submission Concept Meeting to discuss **36 Old Quarry Road**. *Owner/App: Town of Ridgefield. For discussion.*

Also Present: Mr. Charlie Fisher, Town PE.  
Mr. Steve Sullivan, PE CCA

Mr. Fisher and Mr. Sullivan explained the intent to present under a Special Permit application the following in order to improve the infrastructure for the two proposed tenants at the Phillip Johnson Building and the Auditorium:

- Repave the existing driveway and parking lots while connecting the 2 existing driveways forming a loop. 77 existing parking spaces will be kept and 44 parking spaces will be added.
- They will be using the excess fill given by Coach Homes for this project.
- Street lights will be installed for safety.
- Drainage Reports and a Traffic Study will be included in the submission.

**Commission consensus was they saw no issues with the proposed project.**

5. **#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. *Statutorily received on March 21, 2017. 65 days to make a decision is May 25, 2017. Owner: Bruce C. Beswick. Applicant: Thrown Stone Theatre Company. Authorized Agent: John Devine. For discussion and action.*

**Vice Chairman Fossi motioned, Mr. Katz seconded to approve the above revision to the Special Permit as presented and approved by the VDC and as a Final Resolution with standard conditions. Motion carried 8-0.**

#### **NEW ITEMS**

- 6. #2017-015-REV(SP):** Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the construction of a detached building consisting of a 2 car garage, office space and a second floor one-bedroom apartment at **40 Grove Street** in the B-2 Zone. *Owner/Appl: 40 Grove Street LLC. Authorized Agent: Reed Whipple. For receipt and discussion.*

**At the request of the applicant, the above application has been tabled and placed on the 4/18/17 Agenda for discussion.**

- 7. #2017-016-SP-PR:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for the construction of a new baseball field and associated improvements; and Section 7.5.D for the use of screener, and the excavation, filling, and grading of earth material on 2.52 ± acres located at the intersection of **CT Route 7 and Simpaug Turnpike** in the RAA Zone. *Owner: State of CT, DEEP and Town of Ridgefield. Appl: Ridgefield Little League. AA: Phil Doyle. For receipt, scheduling of public hearing and scheduling of site walk.*

**Mr. Zeck motioned, Mr. Hanlon seconded to receive the above Special Permit application, to schedule a Commission walk for 4/23/17 and to schedule a Public Hearing for 5/16/17. Motion carried 8-0.**

#### **COMMISSION WALKS**

##### **Scheduled:**

- **#2017-016-SP-PR:** Special Permit, **CT Route 7 and Simpaug Turnpike.** *State of CT, DEEP and Town of Ridgefield*

**The above Commission walk was scheduled for April 23, 2017.**

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

There were no requests for bond release or reduction.

#### **CORRESPONDENCE**

Chairman Mucchetti noted the following pieces of correspondence.

1. AAC report for 40 Grove St.
2. EDC Economic Workshop Invitation for Tuesday, 6/13/17 @ 6:30pm.

#### **MINUTES**

##### **For Approval:**

**Mr. Katz motioned, Mr. Cole seconded to approve the Meeting Minutes for March 21, 2017 as amended. Motion carried 8-0.**

**For Distribution:**

There were no Meeting Minutes to distribute.

**PUBLIC HEARINGS**

**Continued**

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

**The above two Public Hearings have been continued to May 2, 2017.**

**Scheduled**

- **#2017-016-SP-PR:** Special Permit, **CT Route 7 and Simpaug Turnpike. *State of CT, DEEP and Town of Ridgefield***

**The above Public Hearing was scheduled for May 16, 2017.**

Hearing no further discussion, the Chairman adjourned the meeting at 10:40 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Audio Tapes)