

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

June 20, 2017

Present: Robert Cascella
Stephen Cole
Tim Dunphy
George Hanlon
Charles Robbins
Mark Zeck
Rebecca Mucchetti, Chair
Joseph Fossi, Vice Chair

Absent: John Katz

Also Present: Beth Peyser, Inland Wetlands Agent
Richard Baldelli, Director of Planning and Zoning
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 11:03 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2017-016-SP-PR:** Plenary Ruling application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the filling of 225± square feet of existing wetlands, the creation of 645± square feet of new wetlands, and site disturbance within a regulated upland review area associated with the construction of a new baseball field and associated site improvements on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07, 2017. Public Hearing held on May 16 and June 06, 2017. Public Hearing continued to June 20, 2017. 35 days to render a decision is July 25, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion.*

This Public Hearing closed and the item has been placed on a 6/27/17 Special Meeting Agenda for discussion and action.

2. **#2017-039-REV(SP)(SR):** Revision to Summary Ruling application per Section 7.5 of the Inland Wetlands and Watercourses Regulations for the modification of previously approved site plans, resulting in the reduction of ±1,215 sq.ft. of building

footprint at **509 Main Street** in the MSDD Zone. *Owner: 509 Main Street LLC. AA: Robert R. Jewell, Esq. For discussion and action.*

Also Present: Mr. Jeff Mose
Attorney Robert Jewell

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the combining of discussion of the above revision to the Summary Ruling application and the revision to the Special Permit application. Motion carried 8-0.

Mr. Mose and Attorney Jewell gave a brief explanation of the proposed changes.

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the above revision to the Summary Ruling application as presented and as a Final Resolution with standard conditions. Motion carried 8-0.

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

There was no correspondence.

MINUTES

For Approval:

Mr. Dunphy motioned, Mr. Hanlon seconded to approve the Meeting Minutes of June 06, 2017 as amended. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

July 5, 2017

- **# 2017-028-A:** Proposed text amendment for Section 4.5 of the Ridgefield Inland Wetlands and Watercourses Regulations. *c/o IWB.*

Hearing no further discussion, the Chair adjourned the meeting at 11:10 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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

June 20, 2017

Present: Robert Cascella
Stephen Cole
Tim Dunphy
George Hanlon
Charles Robbins
Mark Zeck
Rebecca Mucchetti, Chair
Joseph Fossi, Vice Chair

Absent: John Katz

Also Present: Richard Baldelli, Director of Planning and Zoning
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 11:10 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2017-016-SP-PR:** Special Permit application under Section 9.2.A of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for the construction of a new baseball field, storage building with bathrooms and snack area, and associated site improvements; Section 3.4.D.1 for the illumination of an outdoor recreational use; Section 7.8 for lighting; and Section 7.5.D (Table 4&5) for the use of a screener, and for the excavation, filling, and/or grading of earth material on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07, 2017. Public Hearing held on May 16 and June 06, 2017. Public Hearing continued to June 20, 2017. 65 days to render decision is August 24, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion.*

This Public Hearing closed and the item has been placed on a 6/27/17 Special Meeting Agenda for discussion and action.

2. **#2017-039-REV(SP) REV(SR):** Revision to the Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations to Regulations for the modification of previously approved site plans, resulting in the reduction of ±1,215

sq.ft. of building footprint at **509 Main Street** in the MSDD Zone. *Owner: 509 Main Street, LLC. AA: Robert R. Jewell, Esq. For discussion and action.*

Also Present: Mr. Jeff Mose
Attorney Robert Jewell

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the combining of discussion of the revision to the Summary Ruling application and the above revision to the Special Permit application. Motion carried 8-0.

Mr. Mose and Attorney Jewell gave a brief explanation of the above proposed changes.

Mr. Zeck motioned, Mr. Robbins seconded to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 8-0.

NEW ITEMS

- 3. #2017-041-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for occupancy of an existing theater for a cultural and recreational activity per Section 5.3.D.18 , the excavation, filling and/or grading of earth material per Section 7.5.D.4.1, and site modifications for lightings and landscaping for the new business office tenant that will occupy the existing Philip Johnson building, and the theater by ACT(A Contemporary Theatre, Inc) at **36 Old Quarry Road** in the B-2 Zone. *Owner: TOR. Appl: Charlie Fisher. AA: Steven Sullivan. For receipt and scheduling a Site Walk and Public Hearing.*

Mr. Dunphy motioned, Mr. Hanlon seconded to receive the above Special Permit application, to schedule a Commission walk for 6/25/17 and to schedule a Public Hearing for 7/5/17. Motion carried 8-0.

COMMISSION WALKS

Scheduled:

- **#2017-041-SP:** Special Permit, **36 Old Quarry Road**., *Appl: Charlie Fisher.*

The above Commission walk was scheduled for June 25, 2017.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

1. Request for a pre-submission concept meeting pm July 18 regarding a lot near Haviland Rd.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the Meeting Minutes for June 06, 2017 as amended. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

July 05, 2017

- **#2017-029-A** : Proposed Text Amendment for Sec 2.2 – Definitions- Story Relate Terms of the Ridgefield Zoning Regulations. *c/o PZC.*
- **#2017-037-A**: Proposed Text Amendment to the Section 7.14 Drainage Requirements and Storm Water Management. *c/o PZC.*

Scheduled:

- **#2017-041-SP**: Special Permit Application, **36 Old Quarry Road.** *Town of Ridgefield.*

The above Public Hearing was scheduled for Wednesday, July 5, 2017.

Hearing no further discussion, the Chair adjourned the meeting at 11:25 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary