

APPROVED/REVISED  
MINUTES  
PLANNING & ZONING COMMISSION PUBLIC HEARING

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

February 20, 2018	Present:	Robert Cascella Joseph Dowdell Tim Dunphy George Hanlon John Katz Charles Robbins Mark Zeck Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair
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Also Present: Beth Peyser, Inland Wetlands Agent  
Richard Baldelli, Director of Planning and Zoning  
Adam Schnell, Assistant Planner

At 7:30 PM Chairman Mucchetti called the meeting to order.

**PLANNING AND ZONING COMMISSION**

**Item I : #2017-086-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to install sound suppressing panels along the paddleball courts and a request to extend the paddle season to run from September 15 to April 1 at **439 Silver Spring Road** in the RAA Zone. *Statutorily received on January 02, 2018. Site walked on January 28, 2018. 35 days to close public hearing is March 27, 2018. Owner/Applicant: Silver Spring Country Club. Authorized Agent: Robert R. Jewell, Esq.*

Also Present: Attorney Robert Jewell  
Mr. Steven Vehlsage, President Silver Spring  
Mr. Edward Potenta, Potenta Environmental Consultants, Inc.

Assistant Planner Schnell read the Legal Notice.

Attorney Jewell gave a brief presentation of how Silver Spring is proposing a sound suppression panel system on the 4 paddle courts to reduce the noise by 75% and how Silver Spring would like to expand the paddle season to 9/15 through 4/1 so they may offer a full paddle season to their members and participate in tournaments.

Mr. Vehlsage gave a history of how they have arrived to this point explaining that due to neighbor complaints they have removed the outdoor music and turned the lights off earlier than the members would like. But still the neighbors complained. He explained that he had personally tried to educate the members, instruct the captains of the various Silver Spring teams, patrolled the courts and embed instructions in confirmation emails when reserving the courts that members need to remain courteous and forever mindful of the neighbors. He went on to say that Silver Spring has spent hours of

research, reviewed numerous plans, some of which were extremely costly, on how to suppress the noise and have ultimately settled on a high tech sound suppression panel system that should suppress 75% of the noise coming from the courts. He stated that Bronxville Paddle Tennis Club installed these panels on their courts and the neighbors there stated they have worked. He presented an acoustical barrier fence to the closest neighbors and it was rejected due to aesthetics. He wanted the Commission to know that he considers the neighbor's concerns of utmost importance but no other club in the area has had to go through this. He stated that the paddle courts, for the past 40 years have been opened from 9/15 through 4/1, the nationwide paddle tennis court season. He also noted that the request made at the 2012 Special Permit revision was an unfortunate miscommunication regarding the paddle tennis season.

Mr. Potenta gave a brief presentation regarding how the acoustical panels will work, how 75% of noise will be suppressed and presented a noise analysis identifying locations and measurements he used. Professionally, he has recommended Accoustical Block which is easy to handle and install, will last forever, and is proven to be effective in dog kennels and at the Bronxville courts. He testified that there can be no gaps where the panels come together and the panels can be taken to the ground to suppress noise from the heaters but recommends plywood instead which will achieve the same result.

Public comment consisted of the following:

- Normal decibel conversations are clearly heard in bedrooms when windows are open and that sometimes these conversations are vulgar.
- They stated that the lights are a problem and maybe turning lights off earlier or planting trees would help.
- They said that there were no problems until the courts were renovated and expanded in 2012.
- They asked what would happen if the sound barriers didn't work?
- They stated that in speaking with the General Manager at Bronxville, the panels really didn't work.

The replies by Mr. Vehlsage, Mr. Potenta, Attorney Jewell and members of the club present consisted of the following:

- A strong effort to address neighbors concerns is being made.
- Planting trees to reduce light and noise is not a problem but that it is not noise attenuation.
- Paddle tennis is a competitive sport and exuberance on a good shot or a point won cannot be helped.
- The members are known sportsman and are respectful and they are appalled at the behavior described by the neighbors.
- They asked what is the reasonable to expect from this facility.

**This Public Hearing did not close and has been continued to 4/3/18 with an extension granted by the applicant. The following was requested by the Commission of the applicant to bring back to the next Public Hearing for discussion:**

- **Manufacturer's specifications and shop drawings of the proposed panels on the courts.**
- **Measurable decibel levels in conditions.**
- **Lighting specifications.**
- **Another example of panels on paddle tennis courts other than Bronxville.**

**Item II: #2018-006-A:** Amendment to Section 7.14, Incidental Improvements to include Section 3.4.A.1- Minor Accessory Structures as incidental site improvements. *Statutorily received on February 06, 2018.35 days to close public hearing is March 27, 2018.Commission initiated.*

Assistant Planner Schnell read the Legal Notice and Director Baldelli gave a brief presentation regarding the above Regulation Amendment.

There was no public comment.

**With nothing further, The Chairman closed this Public Hearing.**

Hearing no further discussion, the Chairman adjourned the meeting at 10:55 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Audio Tapes)

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

February 20, 2018

Present: Robert Cascella  
Joseph Dowdell  
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

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

At 10:55 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2018-004-REV(SR):** Revision and Renewal of Summary Ruling File # 2013-021-SR per Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield requesting a modification and a five (5) year extension to the previously approved Summary Ruling Application for the disturbance and activity in the upland review area of wetlands in conjunction with proposed single family lot development on vacant property located on **West Lane, Assessor's Lot # D-17-0104**. *Owner/Applicant: Douglas Martin. Authorized Agent: Frank Fowler. For discussion and action.*

Also Present: Mr. Douglas Martin

Agent Peyser gave a brief history and description of the applicant's proposal noting her proposed change to Condition 3A of the original IWB approval

**Mr. Cascella motioned, Vice Chair Fossi seconded to approve the above revision and renewal of the Summary Ruling application as presented and as a Final Resolution effective 3/2/18 with standard conditions and the condition that 3A be revised to say "Applicant/Ownership provide certification from a CT Licensed Engineer". Motion carried 8-0.**

**NEW ITEMS**

2. Charter Revision update. % Chair

The Chair gave the Board an update stating that the Conservation Commission will be presenting their case to separate the Board and Commission to the Charter Revision on 3/12/18 and the Inland Wetlands Board will be presenting on 4/9/18.

**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 – Inland Wetlands Public Hearing**

**For Approval & Distribution:**

There were no Meeting Minutes to approve or distribute.

**MINUTES – Inland Wetlands Board**

**For Approval:**

**Vice Chair Fossi motioned, Mr. Dowdell seconded to approve the Meeting Minutes for February 06, 2018 as presented. Motion carried 8-0.**

**For Distribution:**

There were no Meeting Minutes distributed.

**PUBLIC HEARINGS**

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 11:15 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Audio Tapes)

PLANNING & ZONING COMMISSION PUBLIC HEARING  
Recording of Votes

**NOTE: The minutes below are being recorded to show the VOTES of the Inland Wetlands Board and/or Planning and Zoning Commission Public Hearings actions only, shown in underlined type. More detailed minutes will be filed within 7 days of the meeting as required by Connecticut General Statutes.**

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

February 20, 2018

Present: Robert Cascella  
Joseph Dowdell  
Tim Dunphy  
George Hanlon  
John Katz  
Charles Robbins  
Mark Zeck  
Rebecca Mucchetti, Chair  
Joseph Fossi, Vice Chair

Also Present: Beth Peyser, Inland Wetlands Agent  
Richard Baldelli, Director of Planning and Zoning  
Adam Schnell, Assistant Planner

At 7:30 PM Chairman Mucchetti called the meeting to order.

**PLANNING AND ZONING COMMISSION**

**Item I : #2017-086-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to install sound suppressing panels along the paddleball courts and a request to extend the paddle season to run from September 15 to April 1 at **439 Silver Spring Road** in the RAA Zone. *Statutorily received on January 02, 2018. Site walked on January 28, 2018. 35 days to close public hearing is March 27, 2018. Owner/Applicant: Silver Spring Country Club. Authorized Agent: Robert R. Jewell, Esq.*

**See the formal Meeting Minutes for a recap of the discussion.**

**Item II: #2018-006-A:** Amendment to Section 7.14, Incidental Improvements to include Section 3.4.A.1- Minor Accessory Structures as incidental site improvements. *Statutorily received on February 06, 2018. 35 days to close public hearing is March 27, 2018. Commission initiated.*

**See the formal Meeting Minutes for a recap of the discussion.**

Hearing no further discussion, the Chairman adjourned the meeting at 10:55 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.

February 20, 2018

Present: Robert Cascella  
Joseph Dowdell  
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

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

*For the record, Items #3 and #4 were heard first and then the Chair went back up to the top of the Agenda.*

At 11:15 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **IF PUBLIC HEARING IS CLOSED: #2017-086-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to install sound suppressing panels along the paddleball courts and a request to extend the paddle season to run from September 15 to April 1 at **439 Silver Spring Road** in the RAA Zone. Site walked on January 28, 2018. *Statutorily received on January 02, 2018. Site walked on January 28, 2018. 65 days to render a decision is April 26, 2018. Owner/Applicant: Silver Spring Country Club. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**This Pubic Hearing did not close and has been continued to 4/3/18.**

2. **#2018-006-A:** Amendment to Section 7.14, Incidental Improvements to include Section 3.4.A.1- Minor Accessory Structures as incidental site improvements. *Statutorily received on February 06, 2018. 65 days to render a decision is April 26, 2018. Commission initiated. For discussion and action.*

Director Baldelli gave a brief recap of the intent of the Amendment.

**Mr. Zeck motioned, Mr. Robbins seconded to approve the above Amendment to Section 7.14 as presented and to be effective 3/2/18. Motion carried 7-1. Mr. Dunphy was opposed.**



3. **#2018-005-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for a new sign on the building for “Baja Cocina” at **426 Main Street** in the CBD Zone. *Statutorily received on February 6, 2018. Owner: Urstadt Biddle Properties Inc. Applicant: Ridgefield Taco LLC. For action.*

**Mr. Dowdell motioned, Mr. Zeck seconded to approve the above Village District application as presented and approved by the VDC and as a Final Resolution effective 3/2/18 with standard conditions. Motion carried 8-0.**

#### **NEW ITEMS**

4. **#2018-008-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for a new sign on the building/wall for Accente Salon at **413 Main Street** in the CBD Zone. *Statutorily received January 16, 2018. Owner: GAJ LLC. Applicant: Stalzer Design LLC. For receipt and possible action.*

**Mr. Zeck motioned, Mr. Hanlon seconded to approve the above Village District application as presented and approved by the VDC and as a Final Resolution effective 3/2/18 with standard conditions. Motion carried 8-0.**

5. Charter Revision request from the Board of Selectmen that the P&Z Director “Should Report on a day to day administrative basis to the office of the First Selectman.” %  
*Chair.*

The Chair noted the above request made by the Board of Selectmen to the Charter Revision Commission. Director Baldelli advised against the request and explained that although with the current slate, politics would probably not enter the equation but one must think of the future. Further, to have supervisors with different agendas and different guiding forces - ie, planning for the Town under the POCD vs political agendas - can make for conflicting directions.

While noting the BOS reasoning and intent, and noting that the Director would never decline a meeting with the BOS if asked, Chair Mucchetti suggested taking the letter crafted four years ago declining the same request from the BOS and change the last paragraph to essentially read in part “...rather than the Charter Revision Commission modifying the Charter, the Director shall provide frequent and timely reports to the 1<sup>st</sup> Selectman of matters specific and of general interest to the Town. The Commission agreed and upon final approval through email, the Chair will present the letter to the Charter Revision Commission at their meeting scheduled for Monday, 2/26/18.

**Commission consensus was to oppose the request by the Board of Selectman, craft a letter of opposition and present to the Charter Revision Commission on 2/26/18.**

**Vice Chair Fossi motioned, Mr. Hanlon seconded to approve adding the following Item #6 to the Agenda. Motion carried 8-0.**

6. Housing Opportunity Commission, *c/o The Chair*

Chair Mucchetti explained that Mr. David Goldenberg, former Chair of the Affordable Housing Committee, presented to the Board of Selectman on 12/13/17 and the Charter Revision on 1/8/18, his recommendation to see the Town make a more serious effort towards affordable housing and to establish a Commission independent from the Board of Selectman.

While Mr. Goldenberg is passionate about fighting for affordable housing in Ridgefield and his efforts are appreciated, he has made some assertions, assumptions and inaccuracies in his presentations and letters regarding PZC and Town efforts toward affordable housing.

The Chair in attended the last Charter Revision meeting and was asked for her response to Mr. Goldenberg's comments. She cited examples of the newly adopted Mixed Use Regulation and the newly modified Accessory Dwelling Regulation. The Vice Chair of Charter Revision, Ms. Burns, stated that Mr. Goldenberg should be given the opportunity to defend his remarks at the 2/26/18 meeting.

Discussion ensued and the Commission, in response to two specific inaccurate comments made by Mr. Goldenberg read by Vice Chair Fossi, wants, Charter Revision to understand the efforts made by the Town and the PZC to address the need for affordable housing in Ridgefield.

**Commission consensus was to respectfully correct insertions, assumptions and inaccuracies made against Planning and Zoning as regards to affordable housing, and present the clarifications to the Charter Revision Commission.**

7. **#2018-009-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.5.D. for the excavation, filling and grading of earth material exceeding 2,000 cubic yards, in connection with the construction of a new main residence, motor court, driveway, stormwater management systems and removal of a pool, pool houses and garden terraces, on a property located at **153 West Mountain Road** in the RAAA Zone. *Owner/Applicant: 153 West Mountain Road, LLC. For receipt and scheduling a Public Hearing.*

**Vice Chair Fossi motioned, Mr. Hanlon seconded to receive the above Special Permit application, to schedule a walk for 3/4/18 and to schedule a Public Hearing for 3/20/18. Motion carried 8-0.**

**COMMISSION WALKS**

**Scheduled for March 4, 2018:**

- **#2018-009-SP:** Special Permit Application, **153 West Mountain Road**, *Owner/Applicant: 153 West Mountain Road, LLC.*

**REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2015-079-REV(SP): 638 Danbury Road**, Regency at Ridgefield Condo Assoc., Toll Bros Inc. Release of full bond for \$3,000.00 posted for complete

stabilization of newly created slope, survival of plant material and removal of silt fencing. Director recommends one-hundred percent (100%) release.

**Mr. Hanlon motioned, Mr. Dunphy seconded to approve 100% release of the above bond recommended by the Director. Motion carried 8-0.**

#### **CORRESPONDENCE**

There was no correspondence.

#### **MINUTES – P&Z Public Hearing**

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

**Vice Chair Fossi motioned, Mr. Cascella seconded to approve the Public Hearing Meeting Minutes for February 06, 2018 as amended. Motion carried 7-0-1. Mr. Dunphy abstained.**

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

There were no Meeting Minutes distributed.

#### **MINUTES – P&Z Commission**

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

**Vice Chair Fossi motioned, Mr. Cascella seconded to approve the Commission Meeting Minutes for February 06, 2018 as amended. Motion carried 7-0-1. Mr. Dunphy abstained.**

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

There were no Meeting Minutes distributed.

#### **PUBLIC HEARINGS**

##### **Scheduled for March 20, 2018:**

- **#2018-009-SP: Special Permit Application, 153 West Mountain Road, Owner/Applicant: 153 West Mountain Road, LLC.**

##### **Scheduled For April 3, 2018**

- **#2017-086-REV(SP): Revision to Special Permit, 439 Silver Spring Road, Owner/Applicant: Silver Spring Country Club. Authorized Agent: Robert R. Jewell, Esq.**

Hearing no further discussion, the Chairman adjourned the meeting at 11:40 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Audio Tapes)