

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

May 22, 2018
Special Meeting

Present: Joseph Dowdell
George Hanlon
John Katz
Charles Robbins
Mark Zeck
Rebecca Mucchetti, Chair

Absent: Robert Cascella
Tim Dunphy
Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director of Planning and Zoning
Lise Read, Recording Secretary

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

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

BOARD WALKS

There were no Board walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

#8649-PRD-S and #8748-SR: Taylor's Pond Subdivision, Release of \$40,000.00 bond posted for Dam restoration.

Director Baldelli explained how a bond was posted for repairs and improvements to the pond and dam prior to deeding the Open Space to the Town. Subsequently, it was decided that the Conservation Commission would accept the conveyance of 27.131 acres of Taylors Pond subdivision Open Space and the remaining 1.826 acres which contains the dam and dam liability will remain as Open Space owned by the Taylors Pond Corporation. Director Baldelli recommended full release of the posted \$40,000 bond.

Mr. Katz motioned, Mr. Hanlon seconded to approve the full release of the above \$40,000 bond. Motion carried 6-0.

CORRESPONDENCE

1. Revised Inland Wetlands Regulations.

2. Spring 2018 Habitat.

At 7:37 PM Mr. Dunphy arrived for the meeting.

MINUTES – IW Public Hearing

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes of April 17, 2018 as amended. Motion carried 7-0.

MINUTES – IW Board Meeting

For Approval:

Mr. Zeck motioned, Mr. Robbins seconded to approve the Meeting Minutes of April 17, 2018 as amended. Motion carried 7-0.

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 7:38 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.

May 22, 2018
Special Meeting

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

Absent: Robert Cascella
Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director of Planning and Zoning
Lise Read, Recording Secretary

There were no Inland Wetlands Board or Planning and Zoning Commission Public Hearings held prior to the Inland Wetlands Board Meeting.

At 7:38 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. **#2018-025-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for a Major home occupation, "Sacred Waters" at **6 Clearview Drive** in the RA Zone. *Owner: Estate of Betty Keegan. Applicant: John Keegan. Authorized Agent: Robert R. Jewell, Esq. Statutorily received on May 15, 2018. 65 days to schedule a public hearing is July 19, 2018. For scheduling a Site walk and Public Hearing.*

Mr. Katz motioned, Mr. Hanlon seconded to schedule a Commission walk for 6/3/18 and to scheduled a Public Hearing for 6/5/18. Motion carried 7-0.

2. **#2018-026-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for (1) a multi-unit contractor's yard and structures pursuant to Sec. 5.3.D.5, (2) excavation, grading, filling and earth processing activities pursuant to Sec. 7.5, (3) activities in the local Aquifer Protection area under Section 6.2 and (4) request to waive fees submitted with the previous approved application by Commission (#2015-019-SR-SP) for property consisting of 2.97± acres of land located at **800 Ethan Allen Highway (Route 7)** about one quarter mile south of the intersection with Route 35 (Assessor's ID No.G10-026) in the B-2 zone.

Owner/Appl.: Larry Leary Development LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public Hearing.

For the record, Vice Chair Fossi, via communication with the Chair, and Mr. Robbins recused.

Mr. Hanlon motioned, Mr. Zeck seconded to receive the above Special Permit application, to schedule a Commission walk for 6/3/18 and to schedule a Public Hearing for 6/19/18. Motion carried 6-0.

3. **#2018-027-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for exterior renovations: change entry door, change stucco to brick wall on first floor at **16 Bailey Avenue** in the CBD Zone. *Applicant: Vanacker Partners LLC. Owner: Acorn Press, Inc. Authorized Agent: David Adams-Design Builders. For receipt.*

Commission consensus was to receive the above Village District application and to table the item pending the VDC report.

4. Discuss POCD bid submission. % Director.

The Chair and Director Baldelli reminded the Commission that the Invitation to Bid for Planning Consulting Services on the 10 year POCD had previously gone out and that the bid due date was 5/24/18. Both the Chair and the Director will be reviewing all submitted bids and will bring forth to the Commission the bids that would be of interest for review.

COMMISSION WALKS

Scheduled June 03, 2018

- #2018-025-SP: Special Permit Application, 6 Clearview Drive.
- #2018-026-SP: Special Permit Application, 800 Ethan Allen Highway

REQUESTS FOR BOND RELEASES/REDUCTION

#8649-PRD-S and #8748-SR: Taylor's Pond Subdivision, Release of \$40,000.00 bond posted for Dam restoration.

As explained in the Inland Wetlands meeting, Director Baldelli recommended the full release of the posted bond. Note, the total bond for both the IW & PZ equals \$40,000.

Mr. Katz motioned, Mr. Zeck seconded to approve the full release of the above \$40,000 bond posted for the pond/dam restoration. Motion carried 7-0.

CORRESPONDENCE

There was no correspondence.

MINUTES – P&Z Executive Session

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes of May 1, 2018 as presented. Motion carried 7-0.

MINUTES – P&Z Public Hearing

For Approval:

Mr. Hanlon motioned, Mr. Zeck seconded to approve the Meeting Minutes of April 17, 2018 as amended. Motion carried 7-0.

MINUTES – P&Z Commission

For Approval:

Mr. Katz motioned, Mr. Zeck seconded to approve the Meeting Minutes of April 17, 2018 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

Scheduled June 5, 2018

- **#2018-025-SP:** Special Permit Application, 6 Clearview Dr.

Scheduled June 19, 2018

- **#2018-026-SP:** Special Permit Application, 800 Ethan Allen Highway.

Hearing no further discussion, the Chairman adjourned the meeting at 7:45 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary