

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

June 5, 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: Richard Baldelli, Director of Planning and Zoning
Lise Read, Recording Secretary

A Planning and Zoning Commission Public Hearing was held prior to the meeting.

At 9:17 PM Chairman Mucchetti called the meeting to order.

For the record, the Planning and Zoning Commission meeting was held first.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. CT DEEP: Discussion on DEEP Wetland's training program. % Chair

The Chair explained that for the benefit of the three new Board members, and due to the fact that the CT DEEP online course is not up yet, that the members review the office set of CT DEEP training DVDs for review. The DVD's will give a basic understanding of Inland Wetlands for the new members. Mr. Dowdell offered to put the DVD's on a digital file and send it to the office should DVD players not be available.

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 Board
For Approval:**

Mr. Katz motioned, Mr. Hanlon seconded to approve the Special Meeting Minutes for May 22, 2018 as presented. Motion carried 8-0-1.

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 9:25 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING & ZONING COMMISSION PUBLIC HEARING

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June 5, 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: Richard Baldelli, Director of Planning and Zoning
Lise Read, Recording Secretary

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

Item I: #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 LLC” at **6 Clearview Drive** in the RA Zone. *Statutorily received on May 15, 2018. Site walked on Sunday, June 03, 2018. 35 days to close a public hearing is July 10, 2018. Owner: Estate of Betty Keegan. Applicant: John Keegan. Authorized Agent: Robert R. Jewell, Esq.*

Mr. Katz motioned, Mr. Zeck seconded to waive the reading of the Legal Notice. Motion carried 9-0.

Also Present: Attorney Robert Jewell
Mr. John Keegan

Attorney Jewell gave a brief presentation of the above Special Permit application with the following points made:

- The use is the issue. There is no construction on the site.
- This is a pond dredging business with equipment stored on the property but used off site. The equipment mostly consists of a 20.5’ x 6.5’ pontoon dredging boat, 25.5’ in length with the trailer, 7.5’ in height; an 8’ rowboat; and (8) 20’ piping and (4) 10’ piping.
- There might be an occasional maintenance of the boat done on site but this is done within business hours and there has been no noise ordinance violation.
- The equipment is taken off site 3-4 times per year for business use with one employee occasionally assisting the owner.

- The owner will be installing a 200sf shed (no permit required) in order to house most of the equipment and tools but it will not accommodate the pontoon boat, trailer, or the large piping.
- The boat will be stored by the house and will be covered like any other boat owned by a resident of Ridgefield and the piping will be hidden between the shed and the fencing which already exists on the property.
- The owner is willing to plant landscaping to screen some of the equipment.
- This home occupation is no different than a small landscaper home occupation that has been approved in the past.

Director Baldelli explained that in addition to the pontoon dredging boat, there is a commercial vehicle with business decals on it in the driveway, which is further indication of a major home occupation, and therefore requires commission approval for a major home occupation Special Permit.

The Chair then acknowledged the Public for comments with the following points made:

- The property is run down and un-kept.
- The three fences put up to try to hide the equipment do not match and obstruct the neighbors view of the lake.
- This is the only house with fencing in the neighborhood.
- The equipment can be seen from the lake.
- This beautiful neighborhood is unique. It is a lake community where the homes around the lake were at one-time summer homes only. All the homes and lots are very small so the equipment it is very hard to hide. Noted was that even if the piping is hidden behind the shed, it can be seen from a bedroom window.
- One resident produced a petition with signatures from other homeowners around the lake objecting to the Commission allowing this major home occupation.

The Chair referred a resident to the Lake Association when stating that the owner put his diesel pontoon dredging boat in this non-motor boat lake. The Chair also stated that the fencing and security cameras noted by a neighbor are not within Commission purview.

With no further comments, the Chair closed the Public Hearing.

Hearing no further discussion, the Chairman adjourned the meeting at 8:40 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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June 5, 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: Richard Baldelli, Director of Planning and Zoning
Lise Read, Recording Secretary

A Planning and Zoning Commission Public Hearing was held prior to the Inland Wetlands Board Meeting.

At 8:41 PM Chairman Mucchetti called the meeting to order.

For the record, the Planning and Zoning Commission meeting was held first before the Inland Wetlands meeting. In addition, Item #2 was heard first before Item #1.

PENDING 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 LLC" at **6 Clearview Drive** in the RA Zone. *Statutorily received on May 15, 2018. Site walked on Sunday, June 03, 2018. 65 days to render a decision is August 09, 2018. Owner: Estate of Betty Keegan. Applicant: John Keegan. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

Discussion ensued with the majority of the Commissioners stating that the proposed Special Permit application did not meet the Special Permit criteria for a suitable location. They believed that the nature and use of the proposed major home occupation was too intense for the applicant's small property.

Mr. Katz motioned, Mr. Robbins seconded to deny the above Special Permit application as presented. Motion carried 7-2. Chairman Mucchetti and Mr. Hanlon opposed.

2. **#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. *Statutorily received May 22, 2018. 65 days to render a decision is August 09, 2018. Applicant: Vanacker Partners LLC. Owner: Acorn Press, Inc. Authorized Agent: David Adams-Design Builders. For discussion and possible action.*

Also Present: Mr. Sander Vanacker, Applicant

The Chair noted the recommendations made on the VDC report. Mr. Vanacker agreed to the removal of the wires from the west side and agreed that he will speak with Mr. Charlie Fischer, Town PE regarding the sidewalk repair and Mr. Pinchbeck, Town Tree Warden as to what would be the recommended plantings for the small area discussed.

Mr. Katz motioned, Mr. Cascella seconded to approve the above Village District application as presented and recommended by the VDC and as a Final Resolution with standard conditions effective 6/15/18. Motion carried 9-0.

3. Discussion on the POCD bids. % Chair

The Chair referred the Commission to the chart submitted by Mr. Kenneth Sandberg, Director of Purchasing, Town of Ridgefield which showed the 5 received bids for Planning/Consultant services for POCD. She noted that two of the bids were eliminated due to a mailing error disqualification and an overpriced bid. The Chair, noting that a decision needs to be made by July due to timelines expressed in the bids, asked that the Commissioners review the three remaining bids and be prepared to discuss them at the 6/19/18 P&Z Commission meeting.

NEW ITEMS

- 1. #2018-029-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.5 for the approval of the accessway and site work related to construction and per Section 7.5.D.4.5 for soil screening at **173 High Ridge Avenue** in the R 7.5 Zone. *Owner: St. Mary's Corporation. Applicant: RJR Builders. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.*

Mr. Katz motioned, Vice Chair Fossi seconded to receive the above Special Permit application, to schedule a walk for 6/17/18 and to schedule a Public Hearing for 7/3/18. Motion carried 9-0.

- 2. #2018-030-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.5 for the approval of the accessway and site work related to construction and per Section 7.5.D.4.5 for soil screening and use of crushing equipment at **128 Silver Spring Road** in the *Owner/Applicant: Thomas Sturges Construction, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public hearing.*

Mr. Katz motioned, Mr. Dunphy seconded to receive the above Special Permit application, to schedule a walk for 6/17/18 and to schedule a Public Hearing for 7/3/18. Motion carried 9-0.

COMMISSION WALKS

Scheduled for June 17, 2018

- **#2018-029-SP:** Special Permit Application, 173 High Ridge Avenue, St. Mary's Corporation.
- **#2018-030-SP:** Special Permit Application. 128 Silver Spring Road, Thomas Sturges Corporation, LLC

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

1. Two pieces of correspondence, a proposed rock removal specifications plan and a blasting plan for the 800 Ethan Allen Highway Special Permit application.

MINUTES – P&Z Commission

For Approval:

Mr. Zeck motioned, Mr. Katz seconded to approve the Special Meeting Minutes for May 22, 2018 as amended. Motion carried 8-0-1.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

June 19, 2018

- **#2018-026-SP:** Special Permit Application. 800 Ethan Allen Highway. Owner/Applicant: Larry Leary Development LLC

Scheduled for July 3, 2018

- **#2018-029-SP:** Special Permit Application, 173 High Ridge Avenue, St. Mary's Corporation.
- **#2018-030-SP:** Special Permit Application. 128 Silver Spring Road, Thomas Sturges Corporation, LLC.

Hearing no further discussion, the Chairman adjourned the meeting at 9:17 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary