

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

July 3, 2018

Present: Robert Cascella
George Hanlon
John Katz
Charles Robbins
Rebecca Mucchetti, Chair
Joseph Fossi, Vice Chair

Absent: Joseph Dowdell
Tim Dunphy
Mark Zeck

Also Present: Richard Baldelli, Director of Planning and Zoning

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

At 8:36 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

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES – Inland Wetlands Board

For Approval:

Vice Chair Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes for June 26, 2018 as amended. Motion carried 6-0.

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 8:40 PM.

Respectfully Submitted,

Lise B. Read
(Per Tapes)
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING & ZONING COMMISSION PUBLIC HEARING

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

July 3, 2018	Present:	Robert Cascella George Hanlon John Katz Charles Robbins Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair
	Absent:	Joseph Dowdell Tim Dunphy Mark Zeck

Also Present: Richard Baldelli, Director of Planning and Zoning

At 7:00 PM Chairman Mucchetti called the meeting to order.

Item I: #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 accessway construction and per Section 7.5.D.4.5 for soil screening at **173 High Ridge Avenue** in the R 7.5 Zone. *Statutorily received June 05, 2018. Site walked on June 19, 2018. 35 days to close Public Hearing is August 7, 2018. Owner: St. Mary's Corporation. Applicant: RJR Builders. Authorized Agent: Robert R. Jewell, Esq.*

Mr. Katz motioned, Mr. Cascella seconded to waive the reading of the Legal Notice.

Also Present: Attorney Robert Jewell
Mr. Frank Fowler, PE

Attorney Jewell gave a brief presentation noting the following:

- St. Mary's is the only neighbor and is the owner of the property.
- The accessway will serve two lots as a result of a first division.

Mr. Frank Fowler gave a brief presentation of the proposed accessway reviewing the grading, stormwater management, vegetative swales and tree removal along with addressing the concerns of the Conservation Commission.

Mr. Baldelli noted his staff report stating that if the E&S controls are strictly adhered to, there will be no negative impacts to the site. Further, there are no Inland Wetlands on the property and Mr. Charlie Fisher, Town PE had no comments.

With no public comments and no further questions from the Commission the Public Hearing closed at 7:11PM.

Item II: #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 accessway construction and per Section 7.5.D.4.5 for soil screening and use of crushing equipment at **128 Silver Spring Road** in the RAA Zone. *Statutorily received June 05, 2018. Site walked on June 19, 2018. 35 days to close Public Hearing is August 7, 2018. Owner/Applicant: Thomas Sturges Construction, LLC. Authorized Agent: Robert R. Jewell, Esq.*

Mr. Cascella motioned, Mr. Hanlon seconded to waive the reading of the Legal Notice.

Also Present: Attorney Robert Jewell
 Mr. Frank Fowler

Attorney Jewell gave a brief presentation noting the following:

- The accessway will serve two lots as a result of a first division.
- There is one property that does not have enough road frontage to warrant its own driveway and it was suggested by the Director to have an accessway to serve both lots.
- The proposal takes into consideration saving trees, minimizing site distance and eliminating one of two curb cuts.

Mr. Fowler gave a brief presentation reviewing the stormwater management, his discussions with the Town Sanitarian and the setbacks to the wetlands. He also addressed the concerns of the Conservation Commission and the Town Engineer.

Mr. Baldelli noted his staff report stating that if the E&S controls are strictly adhered to, there will be no negative impacts to the site. Further, Mr. Baldelli stated that Agent Peyser had reviewed the application and found there will be no impact to the wetlands and no Wetlands permit is required.

With no public comments and no further questions from the Commission, the Public Hearing closed.

Hearing no further discussion, the Chairman adjourned the meeting at 7:27 PM.

Respectfully Submitted,

Lise B. Read
(Per Tapes)
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.

July 3, 2018	Present:	Robert Cascella George Hanlon John Katz Charles Robbins Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair
	Absent:	Joseph Dowdell Tim Dunphy Mark Zeck

Also Present: Richard Baldelli, Director of Planning and Zoning

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

For the record, the below items were heard by the Commission in the following order: #1, #4, #2, #3, #6, #7 and #5.

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

PENDING ITEMS

1. POCD bid Interview with Planimetrics. % Chair

Also Present: Mr. Glen Chalder, President Planimetrics

Mr. Chalder gave a presentation of his approach on how to assist the Planning and Zoning Commission in the creation and adoption of its 2020 Plan of Conservation and Development.

After a question and answer period, the Commission thanked the applicant for his time.

- 2. #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 accessway construction and per Section 7.5.D.4.5 for soil screening at **173 High Ridge Avenue** in the R 7.5 Zone. Statutorily received June 05, 2018. *Site walked on June 19, 2018. 65 days to render a decision is September 06, 2018. Owner: St. Mary's Corporation. Applicant: RJR Builders. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

Mr. Katz motioned, Mr. Robbins seconded to approve the above Special Permit Application as presented and as a Final Resolution with standard conditions effective 07/13/2018. Motion carried 6-0.

3. **#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 accessway construction and per Section 7.5.D.4.5 for soil screening and use of crushing equipment at **128 Silver Spring Road** in the RAA Zone. *Statutorily received June 05, 2018. Site walked on June 17, 2018. 65 days to render a decision is September 06, 2018. Owner/Applicant: Thomas Sturges Construction, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

Mr. Robbins motioned, Mr. Hanlon seconded to approve the above Special Permit Application as presented and as a Final Resolution with standard conditions effective 07/13/2018. Motion carried 6-0.

4. **#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 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. *Statutorily received on May 22, 2018. Site walked on June 03, 2018. Public Hearing closed on June 19, 2018. 65 days to render a decision is August 23, 2018. Owner/Applicant.: Larry Leary Development LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

There was no discussion and no votes taken due to a lack of a quorum. This item was tabled and placed on the 07/17/2018 Agenda for discussion and possible action.

5. **POCD Bids-** Discussion/Action.% Chair.

After a brief discussion noting both presentations were excellent, the following vote was taken.

Vice Chair Fossi motioned, Mr. Robbins seconded to award the 2020 POCD bid to Planimetrics. Motion carried 6-0.

NEW ITEMS

6. **#2018-036-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to join the parking area with the adjacent parking lot (103 Danbury Road, both properties owned by the Applicant), located at **105 Danbury Road** in the B-1 Zone. *Owner/Applicant: 105 Danbury Road LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, discussion and possible action.*

Also Present: Attorney Robert Jewell

Attorney Jewell gave a brief presentation regarding the joining of the parking areas.

Mr. Katz motioned, Mr. Fossi seconded to approve the revision to the above Special Permit as presented and as a Final Resolution with standard conditions effective 07/13/2018. Motion carried 6-0.

7. **#2018-037-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.3.D.17 for the “change of use” from general business office to an educational use with no exterior renovations involved, located at **135-139 Ethan Allen Highway (Route 7)** in the B-2 zone. *Owner/Applicant.: 137 Ethan Allen Highway LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and a Public Hearing.*

Mr. Katz motioned, Mr. Hanlon seconded to receive the above Special Permit application, to schedule the site walk as individual Commissioner drive-bys and to schedule a Public Hearing for 7/24/18. Motion carried 6-0.

COMMISSION WALKS

Scheduled as Individual Commissioner Drive-Bys

- **2018-037-SP:** Special Permit Application, 135-137 Ethan Allen Hwy, 137 Ethan Allen Highway LLC.

July 15, 2018

- **#2018-034-SP:** Special Permit Application, 104 & 106 Great Hill Road, Kaitlyn Hayes & Thomas Hayes

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

Vice Chair Fossi motioned, Mr. Katz seconded to approve the Meeting Minutes for June 26, 2018 as amended. Motion carried 6-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

July 17, 2018

- **2018-034-SP:** Special Permit Application, 104&106 Great Hill Road, Kaitlyn Hayes & Thomas Hayes

Scheduled For July 24, 2018.

- **2018-037-SP:** Special Permit Application, 135-137 Ethan Allen Hwy, 137 Ethan Allen Highway LLC.

Hearing no further discussion, the Chairman adjourned the meeting at 8:35 PM.

Respectfully Submitted,
Lise B. Read
(Per Tapes)
Recording Secretary