

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

September 5, 2017

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

Absent: Stephen Cole  
Tim Dunphy

Also Present: Richard Baldelli, Director, Planning and Zoning  
Adam Schnell, Assistant Planner  
Lise Read, Recording Secretary

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

At 7:35 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

- 1. # 2017-050-REV(SR):** Revision to the Summary Ruling under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulation to allow to Brush Hog the wetlands twice a year at **55 Wilton Road East** in the RAA Zone. *Statutorily received on July 18, 2017. 65 days to render a decision is September 21, 2017. Owner/Applicant: Rebecca Mucchetti. For discussion and action.*

*For the record, Chairman Mucchetti was recused and presented herself as the applicant. Vice Chairman Fossi began acting Chairman.*

Mrs. Mucchetti gave a brief presentation of her request to brush hog the wetland around the pond twice a year to control invasive species and maintain a healthy ecosystem. Agent Peyser agreed noting that it needs to be done during low flow periods.

**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 6-0-1. Chairman Mucchetti was recused.**

**NEW ITEMS**

- 2. #2017-058-SR:** Summary Ruling Application under Section 7.5 of the Town of

Ridgefield Inland Wetlands and Watercourses Regulation to remove the existing 24” RCP culvert and install a 2’x3’ concrete box culvert approx.. 228 LF at **748 Danbury Road** in the B-2 Zone. Owner/Appl: Ridgefield Waterside Properties, LLC. *For receipt.*

**Mr. Zeck motioned, Mr. Hanlon seconded to receive the above Summary Ruling application, to schedule a Board walk for 9/10/17 and place it on the 9/26/17 Agenda for discussion. Motion carried 7-0.**

## **BOARD WALKS**

### **SCHEDULED FOR 9/10/17:**

- **#2017-058-SR:** Summary Ruling Application, **748 Danbury Road** Owner/Appl: Ridgefield Waterside Properties, LLC.

## **REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2013-043-PR:** 135 Tanton Hill Road. Country Club Development, LLC. Release of E&S Bond for the amount \$5,000.00.

**Mr. Hanlon motioned, Mr. Katz seconded to approve the full release of \$5,000 E&S bond as requested by the applicant and recommended by Agent Peyser. Motion carried 7-0.**

## **CORRESPONDENCE**

There was no correspondence.

## **MINUTES**

### **For Approval – IW Board Meeting**

**Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes of July 18, 2017 as presented. Motion carried 7-0.**

### **For Distribution:**

There were no Meeting Minutes to distribute.

## **PUBLIC HEARINGS**

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 7:43 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION PUBLIC HEARING

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September 5, 2017

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

Absent: Stephen Cole  
Tim Dunphy

Also Present: Richard Baldelli, Director, Planning and Zoning  
Adam Schnell, Assistant Planner  
Lise Read, Recording Secretary

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

1. **#2017-045-A:** Amendment to Section 3.2.C.3 Recreational Uses: to remove “Private Clubs” from Recreational Uses within the Ridgefield Zoning Regulations. *Statutorily received July 05, 2017. Public hearing held on September 05, 2017. 35 days to close Public Hearing is October 10, 2017. Appl: Jeffrey & Jennifer Hansen. AA: Peter S. Olson.*

Chairman Mucchetti opened the Public Hearing and the Assistant Planner read the Legal Notice.

Chairman Mucchetti then explained that the Applicant asked for a continuance and a change of venue due to the amount of public interest.

**At the Applicant’s request, this Public Hearing has been continued to 9/19/17 and will be held at East Ridge Middle School.**

Hearing no further discussion, the Chairman adjourned the meeting at 7:35 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.

September 5, 2017

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

Absent: Stephen Cole  
Tim Dunphy

Also Present: Richard Baldelli, Director of Planning and Zoning  
Adam Schnell, Assistant Planner  
Lise Read, Recording Secretary

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

At 7:43 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

- 1. IF PUBLIC HEARING IS CLOSED: #2017-045-A:** Amendment to Section 3.2.C.3 Recreational Uses: to remove "Private Clubs" from Recreational Uses within the Ridgefield Zoning Regulations. *Statutorily received July 05, 2017. Public hearing held on September 05, 2017. 65 days to render a decision is November 09, 2017. Appl: Jeffrey & Jennifer Hansen. AA: Peter S. Olson. For discussion.*

**This Public Hearing has been continued to 9/19/17 per the Applicant's request.**

- 2. #2017-049-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to locate a 12'x16' shed (Snack Shack) next to the existing Clubhouse at **545 Ridgebury Road** in the RAAA Zone. *Statutorily received July 18, 2017. 65 days to render a decision is September 21, 2017. Owner: TOR. Applicant Ridgefield Golf Course, Frank Sergiovanni. For discussion and action.*

*For the record, Mr. Katz was recused.*

Also Present: Mr. Frank Sergiovanni

Mr. Sergiovanni gave a brief presentation noting that most golf courses have a “snack shack” available between the 9<sup>th</sup> and 10<sup>th</sup> hole so a golfer could grab a quick bite to eat and not have to go into the clubhouse/restaurant to sit down and order food.

**Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the above revision to the Special Permit application as presented as a Final Resolution with standard conditions. Motion carried 6-0-1. Mr. Katz was recused.**

#### **NEW ITEMS**

- 3. #2017-054-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1(Major Home Occupation) to use the existing detached dwelling as an office at **17 Wilton Road West** in the RAA Zone.

*Appl/Owner: Daniel Stasio. For receipt and scheduling of Public Hearing and Site Walk if needed.*

**Vice Chairman Fossi motioned, Mr. Cascella seconded to receive the above Special Permit application, to schedule a Commission walk for 9/10/17 and to schedule a Public Hearing for 10/3/17. Motion carried 7-0.**

- 4. #2017-055-MISC:** Opt out of State initiated Temporary Health Care Structure Act, Per Section 1.3(j) of Public Act No. 17-155, “An Act Concerning Temporary Health Care Structures”. *Commission Initiated. For receipt and scheduling of public hearing.*

Director Baldelli gave a brief presentation explaining his Memorandum dated 8/24/17 of the above State initiated Temporary Health Care Structure Act. He noted the Commission would have no control over many areas of this law and that the current P&Z Regulation for Accessory Dwelling Units is easier to use, homeowner friendly and does not have removal restrictions. The Commission and the Board of Selectman concurred with Director Baldelli to invoke the opt-out option available and to schedule a Public Hearing.

**Mr. Katz motioned, Mr. Zeck seconded to receive the above State initiated Temporary Health Care Act and to schedule a Public Hearing for 9/26/17 to consider the “opt out” option. Motion carried 7-0.**

- 5. #2017-056-PRE:** Pre submission concept per Section 9.2 E of the Town of Ridgefield Zoning regulations to use a food truck on the premises as an accessory use to the Brewery. *For receipt.*

**Mr. Zeck motioned, Mr. Hanlon seconded to receive the above pre-submission concept and to place the item for discussion at the Applicant’s request on the 9/26/17 Agenda . Motion carried 7-0.**

- 6. #2017-057-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to create an accessway to a residential lot as part of a first division at **160 High Ridge Avenue** in the R-7.5 Zone. *Owner: Timothy Dent. Appl: Kenosia Development. For receipt and scheduling a site walk and Public Hearing.*

**Mr. Cascella motioned, Mr. Robbins seconded to receive the above Special Permit application, to schedule a Commission walk for 9/10/17 and to schedule a Public Hearing for 10/3/17. Motion carried 7-0.**

- 7. #2017-059-S:** Subdivision Application per Town of Ridgefield Zoning Regulations for a 3-lot subdivision of 3.75± acres of land at **28 West Branchville Road** in the RA zone. Owner/Appl: Branchville LLC. *For receipt and scheduling a site walk and Public Hearing.*

**Mr. Cascella motioned, Mr. Zeck seconded to receive the above Subdivision application, to schedule a Commission walk for 9/10/17 and to schedule a Public Hearing for 10/17/17. Motion carried 7-0.**

- 8. #2017-060-REZ:** Zone Change Application per Section 9.2.C of the Town of Ridgefield Zoning Regulations to alter the zoning designation of **Governor Street, Assessor Map Id E15, Lot 191& Map E15, lot 225 and 41 Governor Street** from RA zone to a CBD zone. *Appl: Boys & Girls Club of Ridgefield, Inc. Owner: Boys & Girls Club of Ridgefield, Inc and Town of Ridgefield. For receipt and scheduling a site walk and Public hearing.*

**Mr. Zeck motioned, Vice Chairman Fossi seconded to receive the above Zone Change application, to schedule a Commission walk for 9/10/17 and to schedule a Public Hearing for 10/17/17. Motion carried 7-0.**

- 9. #2017-061-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to modify and upgrade 2 (two), two bedroom apartments on the second floor and expand the commercial use on the ground floor at **719 Danbury Road** in the B-2 Zone. *Owner/Appl: Steve DiCiacco. For receipt and scheduling a walk and Public Hearing.*

**Mr. Zeck motioned, Mr. Hanlon seconded to receive the above Special Permit application, to schedule a Commission walk for 9/10/17 and to schedule a Public Hearing for 10/3/17. Motion carried 7-0.**

## **COMMISSION WALKS**

### **SCHEDULED FOR 9/10/17:**

- **#2017-054-SP:** Special Permit Application, **17 Wilton Road West**, *Appl/Owner: Daniel Stasio.*
- **#2017-057-SP:** Special Permit Application, **160 High Ridge Avenue** *Owner: Timothy Dent. Appl: Kenosia Development.*
- **#2017-059-S:** Subdivision Application, **28 West Branchville Road** *Owner/Appl: Branchville LLC.*
- **#2017-060-REZ:** Zone Change Application, **Governor Street, Assessor Map Id E15, Lot 191& Map E15, lot 225 and 41 Governor Street** *Appl: Boys & Girls*

*Club of Ridgefield, Inc. Owner: Boys & Girls Club of Ridgefield, Inc and Town of Ridgefield.*

- **#2017-061-SP:** Special Permit Application, **719 Danbury Road** Owner/Appl: *Steve DiCiacco.*

## **REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

## **CORRESPONDENCE**

Chairman Mucchetti noted the following pieces of correspondence.

1. An email dated 7/13/17 from Regional Plan Association regarding the Leadership Institute Program.
2. A letter dated 8/1/17 from Assistant Planner Schnell to the Department of Housing, Hartford, CT. regarding “2016 Annual Report of New Deed-Restricted Housing”.
3. A letter from Attorney Thomas Beecher dated 7/26/17 regarding “Requiring Electronic Filing of All Applications”.
4. Summer 2017 CT Federation of P&Z Agencies Quarterly Newsletter. Chairman Mucchetti noted a few articles that would be of particular interest to the Commission.
5. Numerous letters from the public regarding the application to remove “Private Clubs” from Recreational Uses within the Ridgefield Zoning Regulations.
6. A letter from Mr. Frank Fowler, PE dated 9/5/17 regarding first cut on 160 High Ridge Avenue.

## **MINUTES**

**For Approval – P&Z Commission Public Hearing**

**Mr. Hanlon motioned, Vice Chairman Fossi seconded to approve the Meeting Minutes for July 18, 2017 as presented. Motion carried 7-0.**

**For Approval – P&Z Commission Meeting**

**Mr. Katz motioned, Mr. Hanlon seconded to approved the Meeting Minutes for July 18, 2017 as presented. Motion carried 7-0.**

**For Distribution:**

There were no Meeting Minutes distributed.

## **PUBLIC HEARINGS**

**CONTINUED TO 9/19/17:**

- **#2017-045-A:** Amendment to Section 3.2.C.3 Recreational Uses to remove “Private Clubs” from Recreational Uses, *Appl: Jeffrey & Jennifer Hansen. AA: Peter S. Olson.*

**SCHEDULED FOR 9/26/17:**

- **#2017-055-MISC:** Opt out of State initiated Temporary Health Care Structure act, *Commission Initiated.*

**SCHEDULED FOR 10/3/17:**

- **#2017-054-SP:** Special Permit Application, **17 Wilton Road West**, *Appl/Owner: Daniel Stasio.*
- **#2017-057-SP:** Special Permit Application, **160 High Ridge Avenue**, *Owner: Timothy Dent. Appl: Kenosia Development.*
- **#2017-061-SP:** Special Permit Application, **719 Danbury Road**, *Owner/Appl: Steve DiCiacco.*

**SCHEDULED FOR 10/17/17:**

- **#2017-059-S:** Subdivision Application, **28 West Branchville Road**, *Owner/Appl: Branchville LLC.*
- **#2017-060-REZ:** Zone Change Application, **Governor Street, Assessor Map Id E15, Lot 191& Map E15, lot 225 and 41 Governor Street** *Appl: Boys & Girls Club of Ridgefield, Inc. Owner: Boys & Girls Club of Ridgefield, Inc and Town of Ridgefield.*

**September 19, 2017**

- **#2017-047-SP:** Special Permit Application, **47 Circle Drive**. *Appl: Catherine Savoca, Owner: Thomas A.Savoca.*

Hearing no further discussion, the Chairman adjourned the meeting at 8:10 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary