

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

October 3, 2017

Present: Robert Cascella  
Stephen Cole  
Tim Dunphy  
George Hanlon  
John Katz  
Charles Robbins  
Rebecca Mucchetti, Chairman  
Joseph Fossi, Vice Chairman

Absent: Mark Zeck

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

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

At 8:21 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

1. Discussion on Board procedures. % Chair

Stating that this discussion would be the same under Planning and Zoning, Chairman Mucchetti deferred this discussion to Planning and Zoning Commission meeting.

**BOARD WALKS**

There were no Board walks scheduled.

**REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

**CORRESPONDENCE**

1. The Habitat, Summer 2017. Chairman Mucchetti pointed out the article titled "Pesticides and the Wetlands Act" of interest for the Board to read.

**MINUTES – IW Board**

**For Approval:**

**Vice Chairman Fossi motioned, Mr. Cascella seconded to approve the Meeting Minutes of September 19, 2017 as amended. Motion carried 8-0.**

**For Distribution:**

The Meeting Minutes of September 26, 2017 were distributed.

**MINUTES – IW Public Hearing**

**For Approval:**

There were no Public Hearing Minutes to approve.

**For Distribution:**

There were no Public Hearing Minutes distributed.

**PUBLIC HEARINGS**

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 8:25 PM.

Respectfully Submitted,

Lise B. Read

Recording Secretary

APPROVED/REVISED  
MINUTES  
PLANNING & ZONING COMMISSION PUBLIC HEARING

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October 3, 2017

Present: Robert Cascella  
Stephen Cole  
Tim Dunphy  
George Hanlon  
John Katz  
Charles Robbins  
Rebecca Mucchetti, Chairman  
Joseph Fossi, Vice Chairman

Absent: Mark Zeck

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

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

**Item I:** **#2017-054-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 to use the existing detached dwelling as an office at **17 Wilton Road West** in the RAA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 03, 2017. 35 days to close Public hearing is November 07, 2017. Owner/Applicant: Daniel Stasio.*

Also Present: Mr. Daniel Stasio, Owner/Applicant

Assistant Planner Schnell read the Legal Notice.

Mr. Stasio gave a brief presentation describing his proposal to continue his use of the existing 1,000+/-sf detached dwelling/cottage as an office for his construction business. Noted was the following:

- There would be no added employees coming onto to the premises just the occasional bookkeeper.
- There are no plans to expand or change the exterior of the cottage.
- There will be no commercial vehicles, material or building supplies parked on the property.
- Mr. Stasio does plan to make repairs, install energy efficient windows, paint and beautify the property.

Director Baldelli explained that due to the occupational use being outside of the main residence (in the detached cottage), the applicant must apply for a “major home occupation”.

With no public comments, Chairman Mucchetti closed the Public Hearing.

**Item II: #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. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing held on October 03, 2017. 35 days to close Public Hearing is November 07, 2017. Owner: Timothy Dent. Applicant: Kenosia Development. Authorized Agent: Bob Jewell, Esq.*

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

Assistant Planner Schnell read the Legal Notice.

Attorney Jewell and Mr. Fowler gave a brief presentation of the lots created by the first division and the proposed accessway to serve the rear lot. Noted was the discussion of the removal of the barn, garage and shed from the rear lot due to accessory structures being only permitted when they are on the same lot as the primary use and in this case the existing dwelling. In addition, the existing dwelling will be converted to a single family residence so as not to exceed the permitted density.

The Conservation Commission posed some questions and were satisfied with the answers provided by Mr. Fowler. Neighbors in attendance were satisfied with the answers provided to them as regards to the accessway.

With no further comments, Chairman Mucchetti closed the Public Hearing.

**Item III: #2017-061-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.3.D.2 to expand the first floor commercial use, and to erect a free standing illuminated sign exceeding 10’(feet) in height per Section 7.2.E.8, at **719 Danbury Road** in the B-2 Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing held on October 03, 2017. 35 days to close Public Hearing is November 07, 2017. Owner/Applicant: Steve DiCiaccio.*

Also Present: Mr. Steve DiCiaccio, Owner/Applicant

Assistant Planner Schnell read the Legal Notice.

Mr. DiCiaccio gave a brief presentation of the proposed 217sf expansion of the first floor commercial use and the proposed illuminated sign exceeding 10’ in height. Noted was the following:

- The applicant got a variance to allow construction of the addition within the minimum front yard setback due to the unusual hardship of the lot.
- The building is a mixed use and the apartments upstairs are being upgraded.
- The building is at the north gateway into Ridgefield and the expansion would improve the aesthetics of the building and the premises.
- Although the sign exceeds the permitted size, it is proportional to the building and lot and the sight lines onto Danbury Rd. are not affected.

With no public comments, Chairman Mucchetti closed the Public Hearing.

Hearing no further discussion, the Chairman adjourned the meeting at 8:21 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.

October 3, 2017

Present: Robert Cascella  
Stephen Cole  
Tim Dunphy  
George Hanlon  
John Katz  
Charles Robbins  
Rebecca Mucchetti, Chairman  
Joseph Fossi, Vice Chairman

Absent: Mark Zeck

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

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

At 8:25 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

**1. #2017-054-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 to use the existing detached dwelling as office at **17 Wilton Road West** in the RAA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing held on October 03, 2017. 65 days to render a decision is December 07, 2017. Owner/Appl: Daniel Stacio. For discussion and possible action.*

**Mr. Katz motioned, Mr. Hanlon seconded to approve the above Special Permit application as presented and as a Final Resolution with standard conditions. Motion carried 8-0.**

**2. #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. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing held on October 03, 2017. 65 days to render decision is December 07, 2017. Owner: Timothy Dent. Appl: Kenosia Development. For discussion and possible action.*

**Mr. Katz motioned, Mr. Hanlon seconded to approve the above Special Permit as presented as a Final Resolution with standard conditions and the following conditions:**

- **Prior to the Development Application for Parcel 2 to construct a single family residence being submitted to the Land Use Office, a Zoning improvement survey prepared to Class A2 standards showing the completed accessway, including the grade of the accessway, shall be submitted to the Planning and Zoning Department.**
- **Prior to the Development Application for Parcel 2 to construct a single family residence being submitted to the Land Use Office, written certification from a Connecticut licensed Engineer that the accessway has been constructed in complete compliance with all the conditions of the Special Permit Resolution of Approval and Sec. 3.2.C.5 (Interior Lot or Accessway) shall be submitted to the Planning and Zoning Department.**

**Motion carried 8-0.**

3. **#2017-061-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.3.D.2 to expand the first floor commercial use, and to erect a free standing illuminated sign exceeding 10'(feet) in height per Section 7.2.E.8, at **719 Danbury Road** in the B-2 Zone..*Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing held on October 03, 2017. 65 days to render a decision is December 07, 2017. Owner/Applicant: Steve DiCiacco. For discussion and possible action.*

**Mr. Hanlon motioned, Mr. Katz seconded to approve the above Special Permit application as presented and as a Final Resolution with standard conditions.**  
**Motion carried 8-0.**

#### **NEW ITEMS**

4. **#2017-065-REF:** 8-24 Referral for the conveyance of Ridgebury Cemetery to the Town of Ridgefield. *For discussion and action.*

**Mr. Katz motioned, Vice Chairman Fossi seconded to approve a favorable referral on the above Item #4. Motion carried 8-0.**

5. Discussion on Commission procedures.*% Chair*

#### **A. Public Confidence**

Chairman Mucchetti explained to the Commission that after conversations she has had and listening to public comments, she is concerned with the confidence the public has in the process of the Public Hearings. In other words, the public does not understand that although the Commission can sympathize with the public's concerns, the Commission is bound by laws and regulations to make their decisions. Chairman Mucchetti suggested that with Attorney Thomas Beecher, a concise, brief script catered to the specific type of application (Special Permit,

Zone Change, Text Amendment, etc) be read before the start of the Public Hearing explaining how the Commission will be looking at the application and the applicable laws and regulations they are bound by to make their decision. Noted was to try and keep the script as brief as possible.

**Commission consensus was to have Chairman Mucchetti pursue this matter further with Attorney Thomas Beecher.**

#### B. Recusals

Chairman Mucchetti referred to the 9/12/14 Memorandum by Prior Planner Brosius and the letter dated 7/9/13 from Attorney Thomas Beecher as regards to when a Commissioner is advised to recuse from an application. Reiterated for the new Commissioners was that the Commissioner must recuse if directly or indirectly interested in the application in a personal or financial sense or when vague, the standard is when there is the appearance of impropriety, one is advised to recuse.

#### 6. Discussion on Accessory Dwelling Unit criteria on Town of Ridgefield. % *Director*

Director Baldelli explained that after review of the current Regulation discussed at the Public Hearing and noting their upcoming meeting with the Board of Selectman to finalize the “Opt Out” of the Temporary Health Care Structure Act, he suggested changing the Regulation in order to continue to make the process easier for the Ridgefield resident. Director Baldelli suggested that a property with a ½ acre AND served by the Town sewer and water may be permitted to have a detached accessory dwelling unit.

**Commission consensus was the change sounded reasonable and to have Director Baldelli continue to pursue the amendment of the Regulation.**

#### 7. Online Permit Process for Land Use Department applications. % *Chair*

Director Baldelli explained that applying for Building, Zoning, and Health permits online has gone live and that paper submissions are no longer accepted. Noted was that plans were also required to be submitted online excluding embossed A2 surveys but payments may be made online or in the office. Director Baldelli stated that so far there have been no major clichés and that this process may actually be helpful when searching permits for one does not have to come into the office.

#### **COMMISSION WALKS**

There were no Commission walks scheduled.

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

There were no requests for bond release or reduction.



## **CORRESPONDENCE**

Chairman Mucchetti noted the following pieces of correspondence. No action was required.

1. A review letter from the Conservation Commission dated 10/3/2017 regarding 160 High Ridge Avenue. This letter was discussed in the Public Hearing.
2. A review letter from the Conservation Commission dated 10/3/2017 regarding 28 West Branchville Rd.

## **MINUTES – P&Z Commission**

### **For Approval:**

**Mr. Katz motioned, Mr. Cole seconded to approve the Meeting Minutes of September 19, 2017 as amended. Motion carried 8-0.**

### **For Distribution:**

The Meeting Minutes of September 26, 2017 were distributed.

## **MINUTES – P&Z Public Hearing**

### **For Approval:**

**Mr. Katz motioned, Vice Chairman Fossi seconded to approved the Meeting Minutes of September 19, 2017 as amended. Motion carried 8-0.**

### **For Distribution:**

The Meeting Minutes of September 26, 2017 were distributed.

## **PUBLIC HEARINGS**

### **October 17, 2017**

- **#2017-047-SP:** Special Permit Application for Bed & Breakfast, **47 Circle Drive**. Appl: Catherine Savoca.
- **#2017-59-S:** Subdivision Application, **28 West Branchville Road**, Branchville LLC.
- **#2017-060-REZ:** Rezoning Application. **Assessor Map ID E15, Lot 191 & Map E15, Lot 225 and 41 Governor St**, B&G Club and TOR

### **November 21, 2017**

- **#2017-064-A:** Regulation Amendment, Commission initiated.

Hearing no further discussion, the Chairman adjourned the meeting at 9:03 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary