

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

October 17, 2017

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

Absent: John Katz

Also Present: Beth Peyser, Inland Wetlands Agent
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 11:24 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. Meeting schedule for year 2018. For discussion. % *Chair*

Mr. Hanlon motioned, Mr. Dunphy seconded to approve the IW Board 2018 Meeting Schedule as presented. Motion carried 8-0.

2. Wetlands Citation Ordinance c/o IW Agent

Ms. Peyser shared with the Board that she will be going in front of the Board of Selectman on 10/25/17 to present and hopefully set a Public Hearing date for the proposed Wetlands Citation Ordinance as previously discussed. Chairman Mucchetti and Mr. Katz will be attending and an invitation to join them has been extended to the Board and the Conservation Commission.

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 – IW Board

For Approval:

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the Meeting Minutes for September 26, 2017 as amended. Motion carried 8-0.

Mr. Dunphy motioned, Mr. Hanlon seconded to approve the Meeting Minutes for October 03, 2017 as amended. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes to distribute.

MINUTES – IW Public Hearing

For Approval:

There were no Public Hearing Meeting Minutes for approval.

For Distribution:

There were no Public Hearing Meeting Minutes for distribution.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 11:30 PM.

Respectfully Submitted,

Lise B. Read
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.

October 17, 2017

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

Also Present: Attorney Thomas Beecher
Richard Baldelli, Director of Planning and Zoning
Beth Peyser, Inland Wetlands Agent
Adam Schnell, Assistant Planner
Aarti Paranjape, Office Administrator
Lise Read, Recording Secretary

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

PLANNING AND ZONING COMMISSION

Item I: **#2017-047-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per 3.2.C.12 to use the premises as Bed and Breakfast called “Front Porch Farm” at **47 Circle Drive** in RAA Zone. *Statutorily received July 18, 2017. Site walked on September 10, 2017. Public Hearing held on September 19, 2017. Public Hearing continued to October 17, 2017. 35 days to close Public hearing is October 24, 2017.*
Owner/Applicant: Thomas A & Catherine Savoca

This Public Hearing was continued and the Legal Notice was read at the Sept. 19, 2017 public hearing

Also Present: Mr. & Mrs. Thomas Savoca
Attorney Peter Olson
Members of the General Public

Mrs. Savoca gave a summary of the proposed 2 bedroom bed and breakfast in their own home where they will remain in residence. She noted the following for the Commission to consider:

- They have been a family of 5 living in the home over the years so with the addition of a maximum of 4 guests and no children, the change is minimal.
- No exterior changes to the home or the property are being asked for, only interior changes to create two upstairs suites which include a bedroom, living area and bath.
- A Traffic Engineer will reconfigure the front hedges to improve the site lines pulling out onto the street,
- Fire safety codes have been adhered to.
- No additional parking is required.
- There will be no major impacts to the neighborhood or the property values with this change of use.

Assistant Planner Schnell reported that this use will be low impact to the neighborhood and that it would fill a void and need in Ridgefield due to the lack of hotels, motels and rentals without owner occupancy in Ridgefield. He asked that instead of a Traffic Engineer improving the site lines that a Professional Engineer submit the plans.

In opposition to the application, Attorney Peter Olson reviewed his handout to the Commission and refuted that there will be no major impacts to the neighborhood and that this location is not appropriate for commercial use. The following reasons to deny were cited by Attorney Olson and a member of the public who also spoke:

- There may be more than one vehicle used by the guests which would result in a lack of required parking.
- One of the proposed living areas in its current proposed form could be made into another bedroom and therefore the septic system is inadequate.
- Having strangers in their neighborhood around their children is a major impact to the neighborhood, property values and safety.
- Having guests would impact traffic and traffic flow as guests are trying to find their destination
- A discussion ensued regarding the allowance of an expansion of a non-conforming lot verses expansion of a non-conforming use. Attorney Beecher argued that this property is a legal non-conforming lot and that Crabtree Realty Company v. P&Z Commission of the Town of Westport court decision referred to the expansion of a non-conforming use not lot. Attorney Olson disagreed.

The Commission discussed the applicant removing the doors and expanding the entrance to the living area in the suite which then prohibits the allowance of the area possibly being classified by the health department as a bedroom. They also discussed having a Professional Engineer submit plans for the improvement of the site lines. The applicant agreed and will bring all

requested changes back to the Commission when meeting again on 11/8/17 for the continuance of the Public Hearing.

This Public Hearing did not close and has been continued to 11/8/17 with an extension agreed to by the applicant.

Item II: #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. *Statutorily received September 05, 2017. Site walked on September 10, 2017. 35 days to close Public Hearing is November 21, 2017. Owner/Applicant: Branchville LLC.*

The above Public Hearing has been postponed to 11/8/17.

Item III: #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 E15-0191& Map ID E15-0225 and 41 Governor Street** from RA zone to a CBD zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. 35 days to close public hearing is November 21, 2017. Applicant: Boys & Girls Club of Ridgefield, Inc. Authorized Agent: Bob Jewell, Esq.*

Mr. Katz motioned, Mr. Cascella seconded to waive the reading of the Legal Notice. Motion carried 8-0-1. Mr. Cole had stepped out of the room.

Also Present: Attorney Robert Jewell
 Mr. Michael Flynn, Boys & Girls Club of Ridgefield
 Mr. Eric Beckenstein, Conservation Commission
 Members of the General Public

Attorney Jewell gave a presentation explaining how the Boys & Girls Club are proposing to expand to accommodate the growing need of this use by the children of Ridgefield and that the only way to expand due to the constraints on the property and avoid the ZBA is to propose a zone change from RA to CBD. Attorney Jewell went on to explain the unwanted expense to the Boys & Girls Club if they go before the ZBA only for the possibility of being turned down.

Assistant Planner Schnell referred to the staff report dated 10/3/17 and his suggestions of what the Commission might consider when making their decision. Agent Peyser did not support the zone change due to the proposed 90% of the property development and the impact of the wetlands due to this development. Director Baldelli suggested a regulation amendment for churches, schools, museums, and non-profits allowed in residential zones that could ease some restrictions since this is not the first time these issues have come before the Commission. Director Baldelli feels a zone change or a variance is not a remedy for applicants of these important uses in Town.

Attorney Jewell asked for more time to discuss the options with his client.

**This Public Hearing did not close and has been continued to 11/21/17
with an extension agreed to by the applicant.**

Hearing no further discussion, the Chairman adjourned the meeting at 11:05 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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October 17, 2017

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

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 11:08 PM Chairman Mucchetti called the meeting to order.

For the record, Item #6 was heard first and then Chairman Mucchetti went back to the top of the Agenda.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-047-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per 3.2.C.12 to use the premises as Bed and Breakfast called “ Front Porch Farm” at **47 Circle Drive** in RAA Zone. *Statutorily received July 18, 2017. Site walked on September 10, 2017. Public Hearing held on September 19, 2017. Public Hearing continued to October 17, 2017. 65 days to render a decision is December 21, 2017. Owner/Applicant: Thomas A & Catherine Savoca. For discussion and possible action.*

The above Public Hearing did not close and has been continued to 11/8/17.

- 2. IF PUBLIC HEARING IS CLOSED: #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. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017. 65 days to render a decision is December 21, 2017. Owner/Applicant: Branchville LLC. For discussion and possible action.*

The above Public Hearing has been postponed to 11/8/17.

- 3. IF PUBLIC HEARING IS CLOSED: #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 E15-0191& Map ID E15-0225** and **41 Governor Street** from RA zone to a CBD zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017. 65 days to render a decision is December 21, 2017. Applicant: Boys & Girls Club of Ridgefield, Inc. Authorized Agent: Bob Jewell, Esq. For discussion and possible action.*

The above Public Hearing did not close and has been continued to 11/21/17.

NEW ITEMS

- 4. #2017-066-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for building signage (Ridgefield Unisex Salon) at **446 Main Street** in CBD Zone. *Owner: Willett Properties, LP. Applicant: Ridgefield Unisex Salon; Roshel Pirov. For receipt and action*

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the above Village District application as presented and approved by the VDC as a Final Resolution with standard conditions. Motion carried 9-0.

- 5. #2017-067-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for exterior renovations to the existing site work at **400 Main Street** in CBD Zone. *Owner: Town of Ridgefield. Applicant: Charlie Fisher. For receipt and action.*

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the above Village District application as presented and amended by the VDC as a Final Resolution with standard conditions. Motion carried 9-0.

- 6. #2017-069-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2.E.11 to exceed the permitted number of wall signs from one (1) to three (3), and one (1) oversized entrance identification sign for a rear entrance from a parking area at **75 Danbury Road** in the B-1 Zone. *Owner: Chris Couri. Applicant: Stamford Signs Tai Toon. Authorized Agent: Ashlea Andrews. For receipt and action.*

Mr. Katz motioned, Vice Chairman seconded to approve the above revision to the Special Permit as presented and approved by the AAC as a Final Resolution with standard conditions. Motion carried 9-0.

- 7. Meeting schedule for year 2018. For discussion. % Chair**

The PZC agreed to add one meeting per month of discuss and work on planning issues. Staff will revise the meeting calendar for the next meeting.

For the record, Mr. Katz left the meeting for the evening.

COMMISSION WALKS

There were no Commission walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

1. AAC Minutes for 448 Main Street – Farmers Insurance and 43 Danbury Rd – Red Rooster Pub both dated 10/10/17.
2. Director Baldelli stated that he will be going in front of the Board of Selectman on 10/25/17 to present and get approval to “opt out” of the CT State Temporary Health Care Structures as previously discussed. Chairman Mucchetti and Mr. Katz will be attending and an invitation was extended to the Commission.

MINUTES – P&Z Commission

For Approval:

Vice Chairman Fossi motioned, Mr. Cole seconded to approve the Meeting Minutes for September 26, 2017 as amended. Motion carried 8-0.

Vice Chairman Fossi, Mr. Hanlon seconded to approve the Meeting Minutes for October 03, 2017 as amended. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes to distribute.

MINUTES – P&Z Public Hearings

For Approval:

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the Public Hearing Meeting Minutes for September 26, 2017 as amended. Motion carried 8-0.

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Public Hearing Meeting Minutes for October 03, 2017 as amended. Motion carried 8-0.

For Distribution:

There were no Public Hearing Meeting Minutes distributed.

PUBLIC HEARINGS

Continued – November 8, 2017

- **#2017-047-SP:** Special Permit Application for Bed & Breakfast, **47 Circle Drive.**
Appl: Catherine Savoca.

Postponed - November 8, 2017

- **#2017-59-S:** Subdivision Application, **28 West Branchville Road, Branchville LLC.**

Continued - November 21, 2017

- **#2017-060-REZ:** Rezoning Application. **Assessor Map ID E15-0191 & Map E15-0225 and 41 Governor St,** B&G Club and TOR

November 21, 2017

- **#2017-064-A:** Regulation Amendment, Mixed Income Overlay Zone, Commission initiated.

Hearing no further discussion, the Chairman adjourned the meeting at 11:24 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary