

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
EXECUTIVE SESSION

November 8, 2017

Present: Tim Dunphy
George Hanlon
John Katz
Rebecca Mucchetti, Chair

Recused: Steve Cole
Joe Fossi, Vice Chair

Absent: Charles Robbins
Mark Zeck

Also Present: Thomas Beecher, Esq.
Richard Baldelli, Director of Planning and Zoning

Executive Session: Re: Litigation

Bloch, Samuel, ET AL vs Town of Ridgefield, Planning and Zoning Commission, ET AL

The Executive Session was cancelled due to a lack of a quorum and has been rescheduled to November 14, 2017.

Respectfully submitted,

Rebecca Mucchetti, Chair

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

November 8, 2017

Present: Stephen Cole
Tim Dunphy
George Hanlon
John Katz
Rebecca Mucchetti, Chair
Joseph Fossi, Vice Chair

Absent: Charles Robbins
Mark Zeck

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 10:10 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. **#2017-071-REV(SP)(PR):** Revision to Plenary Ruling application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for increasing the floor area and lot coverage of previously approved dwelling units, and associated site work, within the upland review area of wetlands at **500 Main Street** in the MSDD Zone. *Owner/Applicant: Elms Development Company LLC. Authorized Agent: Robert R. Jewell, Esq.. For receipt.*

Mr. Katz motioned, Mr. Dunphy seconded to receive the above revision to the Plenary Ruling application and to place the item on the 12/5/17 Agenda for discussion. Motion carried 6-0.

2. **#2017-075-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to replace drainage pipe with 36" plastic pipe under the driveway at **278 Ridgebury Road** in RAAA Zone. *Owner: Stewart E. Marshall. Authorized Agent: Elmir Pasalic. For receipt.*

Vice Chairman Fossi motioned, Mr. Dunphy seconded to receive the above Summary Ruling application and to place the item on the 11/21/17 Agenda for discussion. Motion carried 6-0.

Vice Chairman Fossi motioned, Mr. Dunphy seconded to add the following Item #3 to the Agenda. Motion carried 6-0.

3. Revised 2018 Inland Wetlands Meeting Schedule

Mr. Katz motioned, Mr. Hanlon seconded to adopt the revised 2018 Inland Wetlands Meeting Schedule. Motion carried 6-0.

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, Mr. Katz seconded to approve the Meeting Minutes for October 17, 2017 as presented. Motion carried 6-0.

For Distribution:

There were no Meeting Minutes to distribute.

MINUTES – IW Public Hearing

For Approval:

There were no Public Hearing Meeting Minutes to approve.

For Distribution:

There were no Public Hearing Meeting Minutes distributed.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 10:15 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.

November 8, 2017	Present:	Stephen Cole Tim Dunphy George Hanlon John Katz Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair
	Absent:	Charles Robbins Mark Zeck

Also Present: Beth Peyser, Inland Wetlands Agent
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.

PLANNING AND ZONING COMMISSION

Item I: **(Continued) #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 and October 17, 2017. 35 days to close a Public Hearing is October 24, 2017. 16 days extension granted for Public Hearing until November 09, 2017. Public Hearing continued to November 08, 2017. Owner/Applicant: Thomas A & Catherine Savoca*

Also Present: Mr. & Mrs. Thomas & Catherine Savoca,
 Owners/Applicants
 Members of the Public

Mrs. Savoca gave a brief presentation of the revised bedroom configuration which confirmed the number of bedrooms to be 4; a letter from the Town Sanitarian which confirmed adequate septic capacity. Parking configurations were also presented.

Chairman Mucchetti then turned to the public for comment. Most of the comments opposed the application stating it is not a suitable location and gave the following reasons:

- Child safety is at risk with this introduction of use.
- The applicant cannot truly vet the B&B guests.
- It will lower neighborhood property values.
- In the neighborhood, 30 homeowners oppose and only 5 approve.
- The roads are not wide enough and there is no street lighting.
- The neighborhood welfare, defined as happiness and well being will be impaired.

The public in favor of the application stated that it would be good for Ridgefield's tax base, would support the local businesses, that the neighborhood fears while heartfelt were unfounded, and it would help with extended family and no room in the home be able to stay in Ridgefield and not have to go to Danbury.

An issue regarding the ingress and egress of the property was brought up by a member of the public. Director Baldelli stated that should the B&B be approved, a Civil Engineer will need to submit plans regarding the driveway and the moving of the bushes to improve the site lines and that the Town Engineer will need to review and approve these plans.

Due to public comment not being completed, the Public Hearing did not close and has been continued, with an extension granted by the Applicants, to 11/14/17.

Item II: #2017-059-S: Subdivision Application per the Town of Ridgefield Subdivision Regulations for a 3-lot subdivision of 3.75± acres of land and a waiver request for minimum lot area per Section 4-20 of the Subdivision Regulations, at **28 West Branchville Road** in the RA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing scheduled for October 17, 2017 and rescheduled for November 08, 2017. 35 days to close Public Hearing is December 13, 2017.*
Owner/Applicant: Branchville, LLC

Mr. Katz motioned, Mr. Hanlon seconded to waive the reading of the Legal Notice. Motion carried 6-0.

Also Present: Mr. Jeffrey McDougal, Land Use Consultant
Mr. Douglas DiVesta, PE
Mr. Dennis Grimaldi, Owner

Mr. McDougal and Mr. DiVesta gave brief presentations regarding the above Subdivision application.

Agent Peyser noted that the wetlands were all in Redding so no wetlands permit was required and that most of the Conservation Commission's comments either regarded the property in Redding or questioned the septic plans which were established to be only feasibility plans.

Director Baldelli asked that the applicant meet again with Mr. Charlie Fisher, Town Engineer to finalize the drainage/discharge plans and the site lines for the driveways. Chairman Mucchetti asked that the applicant confirm with the Town of Redding the approval of the driveways since it was stated that the Redding Conservation Commission approved the driveways which is unusual for that body to have that authority.

A member of the public inquired about how many trees would be taken down during this process. It was noted that if the subdivision was approved, there are no limitations to taking down trees except in the wetlands and that maybe he should check with the Town of Redding as to the trees along Mountain Rd.

Due to the outstanding approval of the drainage/discharge plans and the driveway site lines from the Town Engineer, confirmation that Redding Conservation Commission had approved the driveways and confirmation of the trees to be taken down, this Public Hearing did not close and has been continued to 12/5/17.

Hearing no further discussion, the Chair adjourned the meeting at 10:10 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.

November 8, 2017 Present: Stephen Cole
 Tim Dunphy
 George Hanlon
 John Katz
 Rebecca Mucchetti, Chair
 Joseph Fossi, Vice Chair

Absent: Charles Robbins
 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 10:15 PM Chairman Mucchetti called the meeting to order.

- 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 and October 17, 2017. 16 days extension granted for Public Hearing until November 09, 2017. Public Hearing continued to November 08, 2017. 65 days to render a decision is January 12, 2017. Owner/Applicant: Thomas A & Catherine Savoca. For discussion and possible action.*

This Public Hearing did not close and has been continued to 11/14/17.

- 2. IF PUBLIC HEARING IS CLOSED: #2017-059-S:** Subdivision Application per the Town of Ridgefield Subdivision Regulations for a 3-lot subdivision of 3.75± acres of land and a waiver request for minimum lot area per Section 4-20 of the Subdivision Regulations, at **28 West Branchville Road** in the RA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing scheduled for October 17, 2017 and rescheduled for November 08, 2017. 65 days to render a decision is January 12, 2018. Owner/Applicant: Branchville, LLC. For discussion and possible action.*

This Public Hearing did not close and has been continued to 12/5/17.

NEW ITEMS

3. **#2017-071-REV(SP)(PR):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the modification of previously approved plans of six (6) units, to include exterior architectural changes and an increase to lot coverage and floor area, at **500 Main Street** in the MSDD Zone. *Owner/Applicant: Elms Development Company LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

Mr. Dunphy motioned, Mr. Hanlon seconded to receive the above revision to the Special Permit and to place the item on the 12/5/17 Agenda for discussion. Motion carried 6-0.

4. **#2017-072-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 to replace an existing freestanding sign with a free standing sign almost 18' off the ground at **665 Danbury Road** in the B-2 Zone. *Owner/Applicant: JFM Realty, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

Vice Chairman Fossi motioned, Mr. Hanlon seconded to receive the above revision to the Special Permit and to place the item on the 11/21/17 Agenda for discussion pending the AAC Report. Motion carried 6-0.

For the record, Items #6, #7 and #8 were heard before Item #5.

5. Discussion of Mixed Use Overlay Zone Amendment. % PD

Assistant Planner Schnell explained the change of the title of the Zone Amendment from Mixed Income to Mixed Use. He gave a recap of the key points in the Amendment and asked the Commissions for questions or comments.

The Commission noted that for the moment, the Amendment was approved as written and to proceed with the Public Hearing scheduled for 11/21/17.

6. **#2017-074-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to modify the architectural plans to the approved building, including changes to parking area and adding self-storage at **35 Old Quarry Road** in the B-2 Zone. *Owner/Applicant: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

Mr. Hanlon motioned, Mr. Dunphy seconded to receive the above revision to the Special Permit and to place the item on the 11/21/17 Agenda for discussion pending the AAC Report. Motion carried 6-0.

7. **#2017-076-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2.E.11 for a building sign of approx. 37.79 Sq.ft on the southern and eastern façade of the brewery building at **137**

Ethan Allen Highway in the B-2 Zone. *Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt.*

Vice Chairman Fossi motioned, Mr. Dunphy seconded to receive the above revision to the Special Permit and to place the item on the 11/21/17 Agenda for discussion pending the AAC Report. Motion carried 6-0.

Vice Chairman Fossi motioned, Mr. Dunphy seconded to add the following Item #8 to the Agenda. Motion carried 6-0.

8. Revised 2018 Planning & Zoning Meeting Schedule

Vice Chairman Fossi motioned, Mr. Hanlon seconded to adopt the revised 2018 Planning & Zoning Meeting Schedule. Motion carried 6-0.

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 correspondence.

1. The Regency Appeal to be discussed at the Executive Session rescheduled to 11/14/17.
2. Fall 2017 CT Federation of P&Z Agencies Quarterly Newsletter. Chairman Mucchetti recommended all the articles in this issue.

MINUTES – P&Z Commission

For Approval:

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the Meeting Minutes for October 17, 2017 as amended. Motion carried 6-0.

For Distribution:

There were no Meeting Minutes distributed.

MINUTES – P&Z Public Hearing

For Approval:

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the Public Hearing Meeting Minutes for October 17, 2017 as amended. Motion carried 6-0.

For Distribution:

There were no Public Hearing Meeting Minutes distributed.

PUBLIC HEARINGS

November 14, 2017 - CONTINUED

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

December 5, 2017 -CONTINUED

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

November 21, 2017

- **(Continued)#2017-060-REZ:** Rezoning Application. **Assessor Map ID E15-0191 & Map E15-0225 and 41 Governor St**, B&G Club
- **#2017-064-A:** Regulation Amendment, Mixed Use Overlay Zone, Commission initiated.

Hearing no further discussion, the Chair adjourned the meeting at 10:30 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary