

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING

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

February 26, 2019

Present

Robert Cascella
Joseph Dowdell
George Hanlon
John Katz
Charles Robbins
Catherine Savoca
Rebecca Mucchetti, Chair
Mark Zeck

Absent:

Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Daniel Robinson, Assistant Planner
Aarti Paranjape, Recording Secretary
Gavin Xu, Intern

At 7:30 P.M., Chair Mucchetti called the meeting to order. Ms. Mucchetti stated that the legal notice posted omitted the request for waiver of accessway standards, therefore, the notice will have to be reposted, and the Public hearing will continue to March 26, 2019.

Planning and Zoning Commission

Item I: #2019-001-S-SP: Subdivision Application for a 2-lot subdivision of ± 0.452 acres of land and Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an accessway serving 4 lots (3 existing lots and 1 new lot) located at **167 and 173 High Ridge Avenue** in the R 7.5 Zone. *Applicant: RJR Builders, LLC. Owner: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. Statutorily received on January 08, 2019. Site walked on February 03, 2019. 35 days to close the public hearing is April 02, 2019.*

Mr. Baldelli read the legal notice.

Atty. Jewell presented the application. He said the accessway will serve four lots. He added the four lots off of the accessway with one curb cut is a better than the existing multi curb cuts. The applicant has proposed an expanded side walk as an improvement to the existing sidewalk that the public uses to go to the church.

Mr. Frank Fowler, P.E. presented the storm water management and drainage system for the four lots.

The Applicant will donate fee in lieu of the open space to the Conservation Commission.

Mr. Bryan Nesteriak, peer review for engineering, stated that the applicant has addressed the concerns he raised and that the applicant's engineer, Mr. Fowler, revised the plans accordingly. Mr. Nesteriak stated that the storm water drainage system is very close to the property line. He also expressed concern that the accessway is not wide enough for delivery/service vehicles to maneuver if there are cars parked on the accessway.

Under Technical correspondence, Mr. Richard Baldelli, stated that the Conservation Commission agreed to the fee in lieu of the Open space. He added that CON DOT will only approve the application after the town grants an approval. Department of Public Services, WPCA had no comments. Wetlands were inapplicable as there were no wetlands on the property. Mr. Baldelli stated concerns that in an event of major storm, the excess water may discharge on the adjoining property.

Mr. Daniel Robinson, stated that the plans are in compliance with the POCD. The property is conveniently located and homeowners will have a walkable approach to the town's facilities.

One member of the public commented on the proposed accessway serving four lots with one curb cut, which they believe will be good for the traffic flow.

The public hearing was continued to March 26, 2019.

Hearing no further discussion, the Chair adjourned the meeting at 8:34 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD

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

February 26, 2019

Present: Joseph Dowdell
George Hanlon
John Katz
Charles Robbins
Rebecca Mucchetti, Chair
Robert Cascella
Catherine Savoca
Mark Zeck

Absent: Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director of Planning and Zoning
Daniel Robinson, Assistant Planner
Aarti Paranjape, Recording Secretary
Gavin Xu, Intern

For records Planning & Zoning Commission agenda was discussed first followed by Inland Wetlands Board.

At 8:54 PM Chair Mucchetti called the meeting to order.

PENDING ITEMS – There were no pending items.

NEW ITEMS

1. **#2019-014-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for partial restoration of pond including dredging and disposal of pond material for a property located at **60 Cedar Lane** in the RAA zone. *Owner/Applicant: Eileen & Ed Tweedy. Authorized Agent: Nazzaro Inc./Gene Nazzaro. For receipt.*

A Site walk was scheduled for March 17, 2019, and discussion will be held March 26, 2019.

BOARD WALKS

March 17, 2019

- #2019-014-SR, 60 Cedar Lane, Eileen & Ed Tweedy.

- #2019-012-SP-FP-SR, 865 Ethan Allen Hwy, Kelly Maloney, Executrix of the Estate of Michael Venus.

MINUTES

For Approval:

No Minutes for Approval

For Distribution:

Minutes for February 19, 2019 were distributed.

PUBLIC HEARINGS

March 26, 2019

#2019-012-SP-FP-SR, Summary Ruling Application, 865 Ethan Allen Hwy, Kelly Maloney, Executrix of the Estate of Michael Venus.

Hearing no further discussion, the Chair adjourned the meeting at 8:55 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION

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February 26, 2019

Present: Joseph Dowdell
George Hanlon
John Katz
Robert Cascella
Catherine Savoca
Charles Robbins
Rebecca Mucchetti, Chair
Mark Zeck

Absent: Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director of Planning and Zoning
Daniel Robinson, Assistant Planner
Aarti Paranjape, Recording Secretary
Gavin Xu, Intern

At 8:34 PM Chair Mucchetti called the meeting to order.

PENDING ITEMS

1. **IF PUBLIC HEARING IS CLOSED: #2019-001-S-SP:** Subdivision Application for a 2-lot subdivision of ± 0.452 acres of land and Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an accessway serving 4 lots (3 existing lots and 1 new lot) located at **167 and 173 High Ridge Avenue** in the R 7.5 Zone. *Applicant: RJR Builders, LLC. Owner: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. Statutorily received on January 08, 2019. Site walked on February 03, 2019. 65 days to render a decision is May 02, 2019. For discussion and possible action.*

The Public Hearing was continued to March 26, 2019.

2. **#2019-006-REV(SP)VDC:** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Village District Application per Section 5.1.D.6. to place two(2) signs one on awning and second, blade sign facing Main street for Tablao Wine Bar & Restaurant located at **426 Main Street** in the CBD zone. *Owner: Urstadt Biddle Properties, Inc. Applicant/Authorized Agent: Ray McClelland for A to Z Signs, Inc. For discussion and possible action.*

Mr. Katz motioned, Mr. Hanlon seconded, to approve the Revision to the Special

Permit and the Village District Application. Effective date is March 08, 2018.
Motion carried 7-0-1, Mr. Cascella abstained.

3. **#2019-007-VDC:** Village District Application per Section 5.1.D.6. of the Town of Ridgefield Zoning Regulations for a building/ wall sign for a retail business “Hers Modern Boutique” located at **448 Main Street** in the CBD Zone. *Owner: Urstadt Biddle Properties, Inc. Applicant/Authorized Agent: Ray McClelland for A to Z Signs, Inc. For receipt, discussion and possible action.*

Mr. Katz motioned, Mr. Robbins seconded, to approve the Village District Application. Effective date is March 08, 2018. Motion carried 7-0-1. Mr. Cascella abstained.

4. **#2019-008-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for exterior renovations for replacing two large windows with collapsible doors and a new picture window on the side elevation for a property located at **90 Danbury Road** in the B-2 Zone. *Owner: Commerce Park JV LLC. Applicant: Posa, Carolyn Coleman. For receipt, discussion and possible action.*

Mr. Katz motioned, Mr. Zeck seconded, to approve the Revision to Special Permit Application. Effective date is March 08, 2018. Motion carried 8-0-1. Mr. Cascella abstained.

5. **#2019-010-VDC:** Village District Application per Section 5.1.D.6. of the Town of Ridgefield Zoning Regulations for exterior renovations to install four windows on east side and two windows on the west side of the building for a property located at **16 Bailey Avenue** in the CBD zone. *Owner/Applicant: Vanacker Partners LLC. For receipt, discussion and possible action.*

Mr. Katz motioned, Mr. Zeck seconded, to approve the Village District Application. Effective date is March 08, 2018. Motion carried 8-0.

6. **#2018-083-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for a Major Home Occupation per Section 3.3.D.1 to store two trailers and an insert salt/sand spreader used for a landscaping business located at **44 Highview Drive** in the RAA Zone. *Statutorily received on December 18, 2018. Site walked on February 03, 2019. Public hearing closed on February 19, 2019.65 days to render a decision is April 18, 2019.Owner/ Applicant:Patrick Biehl. For approval of Draft Resolution.*

Mr. Katz motioned, Mr. Hanlon seconded, to approve the Draft Resolution as modified. Effective date is March 08, 2018. Motion carried 6-1-1. Mr. Cascella voted against the motion, Mr Zeck abstained.

NEW ITEMS

1. **#2019-015-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for exterior renovations to replace existing fabric awning and plastic sides on the patio with permanent structure for a property located at **59 Ethan Allen Highway** in the B-1 zone. *Owner: Club Ched LLC. Applicant/ Authorized Agent: Joseph Chelednik. For receipt.*

Discussion on the Revision to Special Permit application will be held on March 12, 2019.

COMMISSION WALKS

March 17, 2019

#2019-012-SP-FP-SR, 865 Ethan Allen Hwy, Kelly Malony, Executrix of the estate of Michael Venus.

MINUTES

For Approval:

No minutes for approval.

For Distribution:

February 19, 2019 Special meeting minutes.

REQUESTS FOR BOND RELEASES/REDUCTION

No requests for the bond release.

CORRESPONDENCE

No Correspondence.

PUBLIC HEARINGS

March 12, 2019

- **#2019-013-A**, Amendment regulation, Commission Initiated.

March 19, 2019

- Public information session on Renewable Energy.

March 26, 2019

- **#2019-012-SP-FP-SR**, Special Permit application, 865 Ethan Allen Highway, Kelley Maloney, Executrix of the Estate of the Michael Venus.

Hearing no further discussion, the Chair adjourned the meeting at 8:54 P.M.

Respectfully Submitted,

Aarti Paranjape