

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING

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

March 12, 2019

Present

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

Absent

None

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Daniel Robinson, Assistant Planner
Aarti Paranjape, Recording Secretary

At 7:30 P.M., Chair Mucchetti called the meeting to order. Ms. Mucchetti gave an overview of the meeting and explained the process of public hearing and IWB/PZC meeting procedures.

Planning and Zoning Commission

Item I: #2019-013-A: Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to amend Section 2.2 Defined Terms-Renewable energy and Section 3.4.B.3- Accessory structures. *Statutorily received on February 26, 2019.Commission Initiated.*

Mr. Baldelli read the legal notice. He presented the proposed amendment. He stated that the proposed amendment will have a new term Renewable Energy System added to it.

Mr. Katz said that under defined terms for Renewable Energy- the word “and” should be replaced by “or”.

Ms. Mucchetti read the list of common accessory structures which are identified as typical Accessory Structures throughout the State.

Twenty-three (23) public speakers, spoke in favor and against of the proposed amendment.

Public hearing closed at 9:00 PM.

Hearing no further discussion, the Chair adjourned the meeting at 9:00 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD

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March 12, 2019 Present: Joseph Dowdell
 George Hanlon
 John Katz
 Charles Robbins
 Rebecca Mucchetti, Chair
 Joseph Fossi, Vice Chair
 Robert Cascella
 Catherine Savoca
 Mark Zeck

Absent: None

Also Present: Richard Baldelli, Director of Planning and Zoning
 Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
 Daniel Robinson, Assistant Planner
 Aarti Paranjape, Recording Secretary

At 9:04P.M. Chairman Mucchetti called the meeting to order.

PENDING ITEMS – None

NEW ITEMS

Ms. Mucchetti asked for a motion to combine the reviews of the Revision to Summary Ruling for Inland Wetlands Board and Revision to Special Permit for Planning Zoning Commission.

Mr. Casecella motioned, Mr. Hanlon seconded, to combine the reviews for the Revision to Summary Ruling application and Revision to Special Permit and Village District. Motion carried 9-0.

1. **#2019-004-REV (SP) (VDC) (SR):** Revision to Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the construction of a wheelchair accessible entrance ramp within the upland review area at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. *Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

Atty. Jewell explained that to meet ADA compliance, more interior space was needed to create a handicap accessible bathroom and an ADA compliant entrance ramp to the building was required on the exterior.

Mr. Doug MacMillan, Architect, stated that there is no change in the building footprint and the roof line of the building will be the same as in the original submission. The proposed ramp will serve the rear portion of the building.

Ms. Peyser said she approves the revision. She added the ramp work will create a barrier and will avoid any encroachment of activity next to the stream.

Mr. Hanlon motioned, Mr. Zeck seconded, to approve the Revision to the Summary Ruling application as presented. Effective date is March 22, 2019. Motion carried 9-0.

2. FOIA update. % Chair

Ms. Mucchetti stated she would combine the FOIA update with the Planning & Zoning Commission meeting.

BOARD WALKS

March 17, 2019

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

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

MINUTES

For Approval:

Mr. Fossi motioned, Mr. Hanlon seconded, to approve the minutes as amended for Inland Wetlands Board meeting held on February 19, 2019. Mr. Zeck abstained. Motion carried 8-0-1.

Mr. Cascella motioned, Mr. Katz seconded, to approve the minutes for Inland Wetlands Board meeting held on February 26, 2019. Mr. Fossi abstained. Motion carried 8-0-1.

Hearing no further discussion, the Chair adjourned the meeting at 9:14 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION

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

March 12, 2019	Present:	Joseph Dowdell George Hanlon John Katz Robert Cascella Catherine Savoca Charles Robbins Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair Mark Zeck
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Absent: None

Also Present: Richard Baldelli, Director of Planning and Zoning
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Daniel Robinson, Assistant Planner
Aarti Paranjape, Recording Secretary

9:14 P.M. Chairman Mucchetti called the meeting to order.

For the record, Items 4 under Pending items was discussed first followed by New items 3 and 2 and finally Item 1 under Pending items.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-013-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to amend Section 2.2 Defined Terms-Renewable energy and Section 3.4.B.3- Accessory structures. *Statutorily received on February 26, 2019, Commission Initiated. For discussion and possible action.*

The commission discussed the proposal at length.

Mr. Fossi motioned, Mr. Robbins seconded, to approve the Amendment Application as presented. Effective date March 22, 2019. Motion carried 6-3. Mr. Dowdell, Mr. Katz and Mr. Zeck voted against the motion.

- 2. #2019-004-REV(SP)(VDC)(SR):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgfield Zoning Regulations and Village District Application per Section 5.1.D.6. for construction of a wheelchair accessible entrance ramp from the

parking lot and to enclose a small portion of porch to enlarge a bathroom in the office to meet the ADA requirements for a property located at **23 and 23^{1/2} Catoonah Street** in the CBD Zone. *Statutorily received on February 19, 2019. Owner/Applicant: Sturges Properties LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

Mr. Zeck motioned, Mr. Fossi seconded, to approve the Revision to Special Permit and Village District Application. Effective date is March 22, 2019. Motion carried 9-0.

3. **#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. *Statutorily received on February 26, 2019. Owner: Club Ched LLC. Applicant/ Authorized Agent: Joseph Chelednik. For discussion and possible action.*

The AAC asked the applicant to return to the AAC with additional information. The Commission will review the application after the final AAC comments. The application will be on the agenda for March 26, 2019.

4. **#2019-009-REV(SP):** Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to revise the stormwater management plan for a property located at **509 Main Street** in the MSDD zone. *Owner/Applicant: 509 Main St., LLC. Authorized Agent: Michael Eppoliti. For discussion and possible action.*

Steve Sullivan, PE, presented the revised storm water management plans.

Some of the Commissioners expressed their concerns in regards to the revised plan as compared to the original plans. They commented that the original plans would provide more protection to downstream properties.

Mr. Katz motioned and Mr. Robbins seconded, to deny the Revision to Special Permit. Motion carried 7-2. Mr. Cascella and Mr. Fossi voted against the motion.

NEW ITEMS

1. **#2019-016-MISC:** Modification to the stipulation to allow the subdivision into 2 lots for a property at 104 West Mountain Road in the RAAA zone. *Owner: Mr. & Mrs. Kriedberg.*

The Applicant asked for a postponement. The application will be on the March 26, 2019 agenda.

2. FOIA update. % Chair

Ms. Mucchetti updated the Commission members about the seminar held by the FOIA. She provided a brief information review about the guidelines to be followed by the Commission and Board members during the regular, special or emergency meetings. She added that the FOIA also stated that any discussion about IWB/PZC business which takes place between two or more Commission and Board members outside of a noticed meeting is subject to FOIA.

3. **#2019-020-VDC:** Village District Application per Section 8.3 and 5.5.B of the Town of Ridgefield Zoning Regulations for a building/ wall sign on awning in the front and rear of the building for “Semia USA Robot master Club” located at **28 Prospect Street** in the CBD Zone. *Owner: Semia Education Technology Inc. Applicant: Adam Cohen, Signarama. For receipt, discussion and possible action.*

Mr. Zeck motioned, Mr. Katz seconded, approve the Village District application. Effective date March 22, 2019. Motion carried 9-0.

COMMISSION WALKS

March 17, 2019

- **#2019-012-SP-FP-SR**, 865 Ethan Allen Highway, Kelly Maloney, executrix of the Estate of Michael Venus

MINUTES

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded, to approve the Minutes for Planning and Zoning Commission Public Hearing on February 19, 2019. Mr. Zeck abstained. Motion carried 8-0-1.

Mr. Hanlon motioned, Mr. Robbins seconded, to approve the Minutes for Planning and Zoning Commission meeting on February 19, 2019. Mr. Zeck abstained. Motion carried 8-0-1.

Mr. Cascella motioned, Mr. Hanlon seconded, to approve the Minutes for Planning and Zoning Commission Public Hearing on February 26, 2019. Mr. Fossi abstained. Motion carried 8-0-1.

Mr. Hanlon motioned, Mr. Cascella seconded, to approve the Minutes for Planning and Zoning Commission meeting on February 26, 2019. Motion carried 8-0-1.

Mr. Fossi motioned, Mr. Hanlon seconded, to approve the Minutes for Planning and Zoning Commission meeting on March 05, 2019. Mr. Cascella abstained. Motion carried 8-0-1.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

1. Letter from Atty Beecher in response to Atty Ainsworth's letter
2. Weir Farm year-in-review letter.

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 Hwy, Kelly Moloney, Executrix of the Estate of Michael Venus
- #2019-001-S-SP(Contd.), Subdivision and Special Permit application, 167 & 173 High Ridge Ave, St. Mary's Corporation.

Hearing no further discussion, the Chair adjourned the meeting at 10:28 P.M.

Respectfully Submitted,

Aarti Paranjape