

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION  
INLAND WETLANDS BOARD  
PUBLIC HEARING

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

May 14, 2019

Present: John Katz  
Rich Vazzana  
Joseph Dowdell  
Catherine Savoca  
George Hanlon  
Charles Robbins  
Joseph Fossi, Vice Chair  
Rebecca Mucchetti, Chair

Absent: Mark Zeck

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

At 7:30 p.m. Chair Mucchetti called the meeting to order. Ms. Mucchetti gave an overview of the meeting and agenda order.

**INLAND WETLANDS BOARD**

**Item I: #2019-029-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to upgrade the existing South Street Wastewater Treatment Facility (WWTF) within wetlands and/or the upland review area of wetlands, located at **22 South Street (Assessor's ID E14-0158)** in the B-2 Zone. *Owner/Applicant: Water Pollution Control Authority Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson, P.E. Statutorily received on April 09, 2019. Site walked on May 04, 2019. 35 days to close a public hearing is June 18, 2019.*

**PLANNING AND ZONING COMMISSION**

**Item I: #2019-029-SP-SR:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Section 5.3.D.3 to upgrade the existing South Street Wastewater Treatment Facility (WWTF) located at **22 South Street (Assessor's ID E14-0158)** in the B-2 Zone. *Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E.*

*Statutorily received on April 09, 2019. Site walked on May 04, 2019. 35 days to close a public hearing is June 18, 2019.*

**Mr. Katz motioned, Mr. Hanlon seconded, to combine the Summary Ruling Application and the Special Permit Application Public Hearings. Motion carried 8-0.**

Mr. Baldelli read the legal notice.

Ms. Amy Siebert, Chair, Water Pollution Control Authority, Jon Pearson and Matt Formica of AECOM Technical Services, the project's consulting firm, each presented parts of the upgrading and improvement plans for the South Street Wastewater Treatment Facility. The upgrades include: a new ultra-violet building for reaeration, a thickened sludge storage tank and a new sand filter system in the Operations building to provide phosphorous removal.

Mr. Charlie Fisher, Consultant Town Engineer, stated, amongst his comments, that no work be done without a WWTF operator being present.

Ms. Susan Baker and Mr. Jack Kase, both from the Conservation Commission, had additional comments than those stated in the Commission's letter, which included planting native plants to replace invasive species in the upland review area to surround the wetlands and protection of the Great Swamp.

Mr. Baldelli summarized the technical correspondence, including those from the Police Department.

Ms. Peyser added to her staff report comments, the proper disposal of 20-30 large, blue storage containers.

Mr. Robinson gave comments about the South Street Project and how it relates to the Plan of Conservation and Development.

A member of the audience asked about the responsibility, if the roads were damaged. Mr. Baldelli said that the Town would be responsible. Mr. Formica cited plans on the map to repave the roads.

Closing remarks were given by Ms. Siebert and Mr. Pearson.

**The Public Hearing was closed.**

Hearing no further discussion, the Chair adjourned the Meeting at 9:03 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD

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

May 14, 2019

Present: John Katz  
Rich Vazzana  
Joseph Dowdell  
Catherine Savoca  
George Hanlon  
Charles Robbins  
Joseph Fossi, Vice Chair  
Rebecca Mucchetti, Chair

Absent: Mark Zeck

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

*Prior to the Inland Wetlands Board meeting, a Public Hearing was held of the Planning and Zoning Commission and the Inland Wetlands Board.*

At 9:03 p.m., prior to the Inland Wetland Board Meeting and after the Public Hearing of the Planning and Zoning Commission and the Wetlands Board, the Chair moved up two agenda items from the Planning and Zoning Commission. The applications being: **414 Main Street** and **66 Danbury Road**.

At 9:08 p.m. Chair Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2019-012-SP-FP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to conduct regulated activities to remedy an outstanding violation in wetlands and the upland review area of wetlands at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively.  
*Owner/Applicant: Kelly Molony, Executrix of the Estate of Michael Venus. Authorized Agent: Peter S. Olson. Statutorily received on February 19, 2019. Site walked on March 17, 2019. Public hearing closed on April 23, 2019. For approval of draft resolution.*

**Mr. Katz motioned, Mr. Hanlon seconded, to approve as presented. Motion carried 8-0. Effective Date: May 24, 2019.**

2. **IF PUBLIC HEARING IS CLOSED: #2019-029-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to upgrade the existing South Street Wastewater Treatment Facility (WWTF) within wetlands and/or the upland review area of wetlands, located at **22 South Street (Assessor's ID E14-0158)** in the B-2 Zone. *Owner/Applicant: Water Pollution Control Authority Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson, P.E. Statutorily received on April 09, 2019. Site walked on May 04, 2019. 35 days to render a decision is June 18, 2019. For possible discussion and action.*

**Mr. Katz moved, Mr. Hanlon seconded, to draft a Resolution of Approval with conditions, to be back to the Board for review May 28, 2019. Motion carried 8-0.**

## **NEW ITEMS**

1. **#2019-036-S-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for a five (5) lot Planned Residential Development (PRD) Subdivision located at **99 Barry Avenue** in the RAA Zone. *Owner: Nancy N. Montanari Revocable Trust w/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public Hearing.*

**Mr. Katz motioned, Mr. Hanlon seconded, to receive, schedule a Site Walk for June 2, 2019, authorize peer review with Brian Nesteriak, and to schedule a Public Hearing for June 25, 2019. Motion carried 8-0.**

2. **#2019-039-REV(AH)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to allow for construction of a parking area and a building containing sixteen (16) units on property consisting of  $\pm 1.473$  acres located at **100 Danbury Road** (Assessor's ID E13-0534) and  $\pm 0.588$  acres located at **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public Hearing.*

**Mr. Katz motioned, Mr. Hanlon seconded, to receive, schedule a Site Walk June 2, 2019, authorize peer review with Brian Nesteriak, and to schedule a Public Hearing for June 25, 2019. Motion carried 8-0.**

3. **#2019-043-REV(SP)(SR):** Revision to Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a self-storage facility at the previously approved contractor's yard at a property consisting of  $\pm 2.97$  acres located at **800 Ethan Allen Highway ( Assessor's ID G10-0026)** in the B-2 Zone. *Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk.*

**Mr. Hanlon motioned, Mr. Dowdell seconded, to receive, schedule a Site Walk for June 23, 2019, authorize peer review by Chris D'Angelis, and schedule a Public Hearing for July 9, 2019. Motion carried 6-2-0. Mr. Fossi and Mr. Robbins recused on the application.**

## **BOARD WALKS**

### **June 02, 2019**

- **#2019-036-S-SP-SR:** 99 Barry Avenue, Nancy N. Montanari Revocable Trust u/d June 22, 2004
- **#2019-039-REV(AH)-SR:** 100 Danbury Road, Ridgefield Apartments Inc.& Farmingville Road LLC

### **June 23, 2019**

- **#2019-043-REV(SP)(SR):** 800 Ethan Allen Highway, BBD LLC

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

1. **#9917-SR: 30 Pine Mountain Rd,** Release of the Bond for amount \$3,000.00 posted for relocation and piping of road drainage.

**Mr. Fossi motioned, Mr. Robbins seconded, to approve. Motion carried 8-0.**

## **CORRESPONDENCE**

None.

## **MINUTES**

**For approval:** April 23, 2019 (Mailed on April 30, 2019)

**Mr. Fossi motioned, Mr. Hanlon seconded to approve as edited. Motion carried 8-0.**

**For distribution:**

## **PUBLIC HEARINGS**

### **May 14, 2019**

- **#2019-029-SP-SR,** Summary Ruling, 22 South Street, Town of Ridgefield, WPCA

Hearing no further discussion, the Chair adjourned the Meeting at 9:23 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION

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

May 14, 2019

Present: John Katz  
Rich Vazzana  
Joseph Dowdell  
Catherine Savoca  
George Hanlon  
Charles Robbins  
Joseph Fossi, Vice Chair  
Rebecca Mucchetti, Chair

Absent: Mark Zeck

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

*A Public Hearing of the Inland Wetlands Board and the Planning and Zoning Commission and a Wetland Board Meeting were held prior to this meeting.*

The Agenda Items from the applicants from **414 Main Street** and **66 Danbury Road** had already been discussed and decided, as previously noted.

At 9:23 p.m. Chair Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2019-012-SP-FP-SR:** Special Permit Application per Section 9.2 and Site Plan Application for Floodplain Development per Section 11.5 of the Town of Ridgefield Zoning Regulations to restore an area of property which was disturbed without permits at **865 and 901 Ethan Allen Highway** in the B-2 Zone and RAA Zone, respectively; and Special Permit Application per Section 9.2 and 5.3.D.6 of the Zoning Regulations for a Contractor's Yard at **865 Ethan Allen Highway**. *Owner/Applicant: Kelly Molony, Executrix of the estate of Michael Venus. Authorized Agent: Peter S. Olson, Land Use & Conservation Counsel. Statutorily received on February 19, 2019. Site walked on March 17, 2019. Public hearing closed on April 23, 2019. For approval of draft resolution.*

**Mr. Katz motioned, Mr. Hanlon seconded, to approve the Flood Plain Site Plan Development resolution as presented. Motion carried 8-0. Effective Date: May 24, 2019.**

**Mr. Fossi motioned, Mr. Katz seconded, to approve the Special Permit resolution as presented. Motion carried 8-0. Effective Date: May 24, 2019.**

- 2. IF PUBLIC HEARING IS CLOSED: #2019-029-SP-SR:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Section 5.3.D.3 to upgrade the existing South Street Wastewater Treatment Facility (WWTF) located at **22 South Street (Assessor's ID E14-0158)** in the B-2 Zone. *Statutorily received on April 09, 2019. Site walked on May 04, 2019. 65 days to render a decision is July 18, 2019. Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For possible discussion and action.*

**Mr. Hanlon motioned, Mr. Robbins seconded, to draft a resolution of approval to be reviewed May 28, 2019. Motion carried 8-0,**

## **NEW ITEMS**

- 1. #2019-035-REV(SP):** Revision to the Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for a play space for young children to promote educational and artistic development for a property located at **66 Danbury Road** in the B-2 Zone. *Statutorily received on May 07, 2019. Owner: Norfolk Company LLC. Applicant: Kelsey Hubbard Rollinson. For discussion and possible action.*

Mr. Rollinson gave a brief presentation explaining the proposal.

**Mr. Katz motioned, Mr. Hanlon seconded, to approve as presented. Motion carried 8-0. Effective Date: May 24, 2019.**

- 2. #2019-037-A:** Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations, and per Section 2.2 (Defined Terms) to redefine Accessway, and per Section 3.2.C.5 to change the text to allow up to five (5) lots be served by one (1) Accessway, and per Section 11-7 of the Subdivision Regulation under Section 4-12 to allow one (1) accessway to serve up to 5 (five) lots. *Statutorily received on May 07, 2019. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For scheduling a Public Hearing.*

**Mr. Katz motioned, Mr. Fossi seconded, to schedule a Public Hearing for June 4, 2019. Motion carried 8-0.**

- 3. #2019-036-S-SP-SR:** Subdivision Application for a five (5) lot Planned Residential Development (PRD) Subdivision of  $\pm 10.1997$  acres of land and Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an Accessway serving 5 (five) lots (4 new lots and 1 existing lot), Section 4.1 for PRD designation, and Section 7.5.D.3. Table #5 for use of screening and crushing equipment for a property located at **99 Barry Avenue** in the RAA Zone. *Statutorily received on May 07, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For scheduling a site walk and Public Hearing.*

**Mr. Katz motioned, Mr. Hanlon seconded, to receive, schedule a Site Walk for June 2, 2019, authorize peer review by Brian Nesteriak, and to schedule a Public Hearing for June 25, 2019. Motion carried 8-0.**

4. **#2019-039-REV(AH)-SR:** Revision to an Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to add sixteen (16) units (of which five (5) units shall be affordable) to an existing housing development (XR 2009-035-REV(SP)) and per Sec.6.2. including work in an Aquifer Protection Zone (locally defined), on a property consisting of  $\pm 1.473$  acres located at **100 Danbury Road** (Assessor's ID E13-0534) and  $\pm 0.588$  acres located on **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq. For scheduling a site walk and Public Hearing.*

**Mr. Hanlon motioned, Mr. Robbins seconded, to receive, schedule a Site Walk on June 2, 2019, authorize peer review with Brian Nesteriak, and to schedule a Public Hearing for June 25, 2019. Motion carried 8-0.**

5. **#2019-041-A:** Regulation Amendment Application per Section 9.2.B of the Town of Ridgefield Zoning Regulations to amend Sec. 3.3.C: Accessory Uses: Accessory Dwelling Units; Sec. 3.4.C.1: Accessory Structures: Outdoor Recreational Facility; Sec. 3.4.C.2: Accessory Structures: Other Structures; Sec.3.4.C.3: Accessory Structures: Outbuilding in Front yard. Section 5.1.C: Central Business District: Permitted Uses: Change of Use; Sec.5.2.C: B-1: Permitted uses: Change of Use; Sec.5.3.C:B-2:Permitted Uses: Change of Use; Sec.5.4.C: B-3: Permitted uses: Change of Use; Sec.5.6.C: Neighborhood Business Zone: Permitted uses: Change of Use; Site Plan Application review process and permit. *Commission initiated. For receipt and scheduling a Public Hearing.*

**Mr. Vazzana motioned, Mr. Fossi seconded, to schedule a Public Hearing for May 28, 2019. Motioned carried 8-0.**

6. **#2019-042-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building and window signs "Sammy + Nat" for a property located at **414 Main Street** in the CBD Zone. *Applicant: Sammy+Nat Ridgefield LLC. Owner: Urstadt Biddle Properties Inc. For receipt, discussion and possible action.*

**Mr. Hanlon motioned, Mr. Robbins seconded, to approve as modified by the Village District Commission. Motion carried 8-0. Effective Date: May 24, 2019.**

7. **#2019-043-REV(SP)(SR):** Revision to the Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a self-storage facility at a previously approved contractor's yard at a property consisting  $\pm 2.97$  acres located at **800 Ethan Allen Highway ( Assessor's ID G 10-0026)** in the B-2 Zone. *Owner:BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and public hearing.*



**Mr. Hanlon motioned, Mr. Dowdell seconded, to receive, schedule a Site Walk for June 23, 2019, authorize peer review by Chris D'Angelis, and to schedule a Public Hearing on July 9, 2019. Motion carried 6-2-0. Mr. Fossi and Mr. Robbins were recused on the application.**

- 8. #2019-044-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building sign "Ridgefield Pride Art Center" for a property located at **424 R Main Street** in the CBD Zone. *Owner: Urstadt Biddle Properties, Inc. Applicant: Ridgefield Pride Art Center LLC. For receipt, possible discussion and action.*

This matter has been tabled pending receipt of comments from the VDC.

- 9. #2019-016-MISC:** Modification to the stipulation to allow a 2 lot Re-subdivision for property at located at 104 West Mountain Road in the RAAA zone. *Owner: Mr. & Mrs. Kriedberg.*

This matter has been rescheduled per request of the applicants representative. Mr. Hanlon is recused.

## **COMMISSION WALKS**

### **June 02, 2019**

- **#2019-036-S-SP-SR:** 99 Barry Avenue, Nancy N. Montanari Revocable Trust u/d June 22, 2004
- **#2019-039-REV(AH)-SR:** 100 Danbury Road, Ridgefield Apartments Inc.& Farmingville Road LLC

### **June 23, 2019**

- **#2019-043-REV(SP)(SR):** 800 Ethan Allen Highway, BBD LLC

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

- 1. #89021-S-SR: 190-192 Old Branchville Road,** Release of the Bond for amount \$500.00 posted for accessway construction.

**Mr. Fossi motioned, Mr. Hanlon seconded, for approval. Motion carried 8-0.**

## **CORRESPONDENCE**

- The Planning and Zoning Quarterly newsletter.

## **MINUTES**

**For approval:** April 09, 23 (Mailed on April 30, 2019)

**April 9, 2019**

**Mr. Hanlon motioned, Mr. Vazzana seconded, to approve with modifications. Motion carried 8-0.**

**April 23, 2019**

**Mr. Fossi motioned, Mr. Hanlon seconded, to approve with modifications. Motion carried 8-0.**

**For distribution:** May 07, 2019

**PUBLIC HEARINGS**

**May 14, 2019**

- **#2019-029-SP-SR**, Special Permit application, 22 South Street, Town of Ridgefield, WPCA

**June 04, 2019**

- **#2019-037-A**, Regulation amendment, Sturges Brothers, Inc.

**June 25, 2019**

- **#2019-036-S-SP-SR**, Subdivision and Special Permit Application, 99 Barry Avenue, Nancy N. Montanari revocable Trust u/d June 22, 2004.
- **#2019-043-REV(SP)(SR)**, Special Permit Application, 800 Ethan Allen Hwy, BBD LLC.

**July 09, 2019**

- **#2019-039-REV(AH)-SR**, Affordable Housing Application, 100 Danbury Road.

Hearing no further discussion, the Chair adjourned the Meeting at 9:50 p.m.

Respectfully submitted,

Eileen White