

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

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

July 16, 2019

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

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 the public hearing process.

INLAND WETLANDS BOARD

Item I: #2019-045-REV(SP)-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for activities within the upland review areas, located at **439 Silver Spring Road** in the RAA Zone. *Statutorily received on May 28, 2019. Site walked on June 23, 2019. 35 days to close a Public hearing is August 20, 2019* Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq

PLANNING AND ZONING COMMISSION

Item I: #2019-045-REV(SP)-SR: Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a Maintenance Facility and a Paddle Tennis Facility and related site work, per Sec. 7.5 for associated excavation, screening, and rock crushing, and per Sec 3.2.C.3 for a modification to a Special Permit to extend the paddle tennis season, for a property located at **439 Silver Spring Road** in the RAA Zone. *Statutorily received on May 28, 2019. Site walked on June 23, 2019. 35 days to close a Public hearing is August 20, 2019.* Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq.

Mr. Hanlon motioned, Mr. Zeck seconded to combine the Summary Ruling Application and the Special Permit Application. Motion carried 9-0.

There were no recusals.

Mr. Baldelli read the legal notices.

Attorney Robert Jewell presented the application. He gave an overview of the plans to relocate the existing Maintenance Facility and to move the existing Paddle Tennis Facility to mitigate noise to the neighboring homes. There is also the intention to extend the paddle tennis season so that it is year-long. Mr. Jewell submitted notifications for the Record of affidavits to all owners of property within 100 feet of the Silver Spring Country Club, notifications to the Norwalk Second District Water Department and notifications to the CT Department of Public Health and Tax Bills for Flat Rock Corporation and the Silver Spring Country Club.

Presentations were given by Dainius L. Virbickas, Project Engineer, Kate Throckmorton, Landscape Architect, and Peter Coffin, Project Architect on the site plans and addressing the wetland concerns, which included an attempt to reforest over an acre of the existing property and provide adequate protection of the vernal pools.

Ms. Peyser asked, among her questions, whether the existing cart path would be maintained or abandoned and restored with planting.

Chris D'Angelis gave the peer review presentation, which included comments about traffic, noise and the lack of scale on one of the site plans.

Ed Pawlak, Environmental Engineer, gave a presentation on the wetlands and the wildlife soils, which were inspected on June 24, 2019.

Mr. Baldelli gave a Staff Report on the proposed work and asked about the phased plan for erosion control and questioned if the parking proposal is appropriate. He also said that the permanent outdoor storage area needed to be more defined.

Mr. Robinson stated that the Plan of Conservation and Development recommends reuse of existing sites. This proposal does a good job of such a re-purpose of property.

Mr. Austin Shepherd, Technical Director, Carbtrol, presented how the contained system proposed for the project re-cycles chemicals used on site through a system of activated carbon.

Questions from the Commission included what would happen to the old house and existing maintenance facility on the property and the rationale for adding 62 parking spaces.

Comments and questions from the public included how long the construction would take, how much noise and traffic it would generate and how much more noise there would be if the paddle tennis season is extended to being year-round.

The Public Hearing was adjourned.

Hearing no further discussion, the Chair adjourned the Meeting at 10:01 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD
SPECIAL MEETING

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

July 16, 2019

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

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

The Planning and Zoning Commission Public Hearing was held prior to the Inland Wetlands Board meeting.

At 10:01 p.m. Chair Mucchetti called the meeting to order.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-045-REV(SP)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for activities within the upland review areas, located at **439 Silver Spring Road** in the RAA Zone. *Statutorily received on May 28, 2019. Site walked on June 23, 2019. 35 days to render a decision is August 20, 2019. Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq. For discussion.*

This public hearing is continued until July 30, 2019.

BOARD WALKS

None.

REQUESTS FOR BOND RELEASES/REDUCTION

None scheduled.

CORRESPONDENCE

None.

MINUTES

For approval:

For distribution: July 09, 2019

PUBLIC HEARINGS

July 16, 2019

- **#2019-045-REV(SP)-SR**, Summary Ruling, 439 Silver Spring Road, Flat Rock Corporation (The)

July 23, 2019

- **#2019-036-S-SP-SR (Contd.)**, Summary Ruling Application, 99 Barry Avenue, Sturges Bros Inc.
- **#2019-039-REV(AH)-SR (Contd.)**, Summary Ruling Application, 100 Danbury Road, Ridgefield Apartments Inc.

July 30, 2019 (Contd.)

- **#2019-045-REV(SP)-SR**, Revision to Summary Ruling Application, 800 Ethan Allen Highway, BBD LLC.

Hearing no further discussion, the Chair adjourned the Meeting at 10:01 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
SPECIAL MEETING

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

July 16, 2019

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

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

The Planning and Zoning Commission Public Hearing and the Inland Wetlands Board meeting were held prior to the Planning and Zoning Commission meeting.

At 10:01 p.m. Chair Mucchetti called the meeting to order.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-045-REV(SP)-SR:** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a Maintenance Facility and a Paddle Tennis Facility and related site work, per Sec. 7.5 for associated excavation, screening, and rock crushing, and per Sec 3.2.C.3 for a modification to a Special Permit to extend the paddle tennis season, for a property located at **439 Silver Spring Road** in the RAA Zone. *Statutorily received on May 28, 2019. Site walked on June 23, 2019. 65 days to render a decision is September 19, 2019 Owner: Flat Rock Corporation (The). Applicant: Silver Spring Country Club, Incorporated (The). Authorized Agent: Robert R. Jewell, Esq. For discussion.*

The public hearing was continued to July 30, 2019.

NEW ITEMS - None

COMMISSION WALKS

July 21, 2019

- **#2019-052-SP**, 57 Shadow Lane, Sean & Jacqueline Dowd

REQUESTS FOR BOND RELEASES/REDUCTION - None.

CORRESPONDENCE - None.

MINUTES

For approval: June 18, 2019 and July 02, 2019 (POCD meetings)

For June 18, 2019:

Mr. Hanlon motioned, Mr. Katz seconded, to approve as amended. Motion carried 9-0.

For July 2, 2019:

Mr. Hanlon motioned, Mr. Katz seconded, to approve as presented. Motion carried 9-0.

For distribution: July 09, 2019

PUBLIC HEARINGS

July 16, 2019

- **#2019-045-REV(SP)-SR**, Special Permit Application, 439 Silver Spring Road, Flat Rock Corporation (The)

July 23, 2019 (Contd.)

- **#2019-036-S-SP-SR**, Special Permit Application, Subdivision Application,, 99 Barry Avenue, Sturges Bros Inc.
- **#2019-039-REV(AH)-SR**, Revision to Affordable Housing Application, 100 Danbury Road, Ridgefield Apartments Inc.
- **#2019-052-SP**, Special Permit Application, 57 Shadow Lane, Sean & Jacqueline Dowd.

July 30, 2019 (Contd.) Special Meeting

- **#2019-043-REV(SP)(SR)**, Revision to Special Permit Application, 800 Ethan Allen Highway, BBD LLC.

Hearing no further discussion, the Chair adjourned the Meeting at 10:05 p.m.

Respectfully submitted,

Eileen White