

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD
PUBLIC HEARING

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

September 24, 2019	Present:	John Katz Charles Robbins Joseph Fossi, Vice Chair Rebecca Mucchetti, Chair Catherine Savoca Joseph Dowdell
	Absent:	Rich Vazzana Mark Zeck George Hanlon

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
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 agenda order.

INLAND WETLANDS BOARD

Item I: #2019-055-REV(SP)-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for removal of existing parking area, new parking and vehicular area site work within the upland review area of wetlands at a property consisting of \pm 6.445 acres located at **351 Main Street (Assessor's ID E15-0123) and 353 Main Street (Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 35 days to close a public hearing is October 29, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq.*

PLANNING AND ZONING COMMISSION

Item I: #2019-055-REV(SP)-SR: Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for removal of existing parking area and to construct a new parking and vehicular and a lot line revision for a property consisting of \pm 6.445 acres located at **351 Main Street (Assessor's ID E15-0123) and 353 Main Street (Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 35 days to close a public hearing is*

*October 29, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield.
Authorized Agent: Robert R. Jewell, Esq.*

Mr. Katz motioned, Mr. Robbins seconded, to combine the Public Hearing for the Summary Ruling Application and the Special Permit Application. Motion carried 6-0.

Ms. Peyser read the legal notice for the Summary Ruling Application under the Inland Wetlands Board.

Mr. Baldelli read the legal notice for the Special Permit Application under the Planning and Zoning Commission.

Mr. Robert Jewell, Attorney for the applicant, presented the combined application, which included an overview of a lot line revision. He submitted copies of correspondence, including an affidavit to all surrounding neighbors within 100 feet of the site.

Presentations were given by John Doyle, Project Architect; Kate Throckmorton, Landscape Architect; and Dainius L. Virbickas, Project Engineer.

Peer Review was presented by Bryan Nesteriak, Professional Engineer, which included a recommendation for a maintenance manual for Stormwater Management.

Ms. Peyser stated that the proposed activity, if done correctly, should improve the functionality of the regulated upland review area by removing the parking area and allowing it to naturalize.

Mr. Baldelli gave a brief overview of the regulations with respect to the applicant as a church in a residential zone. He said that the Historic District Commission submitted a letter on September 23, 2019 stating their approval of the project. There was no comment from the Police Department. Mr. Baldelli also said that, as long as erosion controls are adhered to during construction, there should not be any negative impacts. He also stated that the lighting does comply with the Town's standards.

Mr. Sean O'Kane of the Historic District Commission did not have further comments, other than those stated in the September 23, 2019 letter.

Ms. Baker of the Conservation Commission presented comments that included that the playground and garden be removed from their current location. Mr. Jewell stated that the Conservation Commission's full slate of comments would be addressed in preparation for the continued Public Hearing on October 15, 2019.

There were no comments or questions from the public.

The Public Hearing adjourned at: 8:30 p.m.

The Public Hearing is continued to: October 15, 2019.

Hearing no further discussion, the Chair adjourned the Public Hearing at: 8:30 p.m.

Respectfully submitted,

Eileen White

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	Absent:	Rich Vazzana Mark Zeck George Hanlon

Also Present: Richard Baldelli Director, Planning and Zoning, ZEO
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Eileen White, Recording Secretary

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

Item II: #2019-054-AH: Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family home with nine (9) units, With three (3) units to be deed restricted as affordable for a property consisting of \pm 0.43 acres located at **5 North Salem Road (Assessor's ID E14-0103)** in R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 35 days to close a public hearing is October 29, 2019. Owner/Applicant: Kung H. Wei. Authorized Agent: Robert R. Jewell, Esq.*

Mr. Baldelli read the legal notice.

Mr. Robert Jewell, Attorney for the applicant, presented the application, which included an overview of a lot line revision. He submitted copies of correspondence, including a second reiteration to the site map.

Presentations were given by Chris Blodell, Architect; Dainius L. Virbickas, Project Engineer and Abigail Adams, Landscape Architect.

Peer Review was presented by Bryan Nesteriak, Professional Engineer, which included a recommendation for a maintenance manual for Stormwater Management and a concern that the planned driveway pillars would block the roadway sight distance.

Mr. Baldelli gave his report, which included his and the Architectural Advisory Committee's comments and the concern about the plans for the parking lot being in the front of the proposed building. There should be a sidewalk along the street frontage. He also said that there were no comments from CONDOT.

Ms. Peyser stated that there is no Wetlands component.

Commission comments included a concern about the historical significance of the property as being in the Titicus Historic District and the criteria used in determining the design of the proposed future site.

Ms. Dunphy of the Ridgefield Historical Society read a letter that conveyed the property's value in being in the Titicus Historic District, which is listed on both the National Register of Historic Places and the State Register of Historic Places.

Mr. Sean O'Kane of the Historic District Commission ("HDC") read the letter from Mr. O'Brien, Chairman of the HDC citing the unique distinction of the Titicus Historic District.

Public comments included new thinking in renovating an old building and a concern for the runoff of a taller building on the proposed site further affecting residences on New Street already impacted by the new building north of the proposed site.

Mr. Jewell concluded his presentation with a checklist of concerns that will be brought back to the continued Public Hearing on October 29, 2019, which included: soil testing, reducing parking and an alternative to taking down all of the trees.

The Public Hearing adjourned at: 10:00 p.m.

The Public Hearing is continued to: October 29, 2019.

Hearing no further discussion, the Chair adjourned the Meeting at: 10:00 p.m.

Respectfully submitted,

Eileen White

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	Absent:	Rich Vazzana Mark Zeck George Hanlon

Also Present: Richard Baldelli Director, Planning and Zoning, ZEO
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer
Eileen White, Recording Secretary

At 10:00 p.m. Chair Mucchetti called the meeting to order.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-055-REV(SP)-SR:** Summary Ruling
Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for removal of existing parking area, new parking and vehicular area site work within the upland review area of wetlands at a property consisting of \pm 6.445 acres located at **351 Main Street (Assessor's ID E15-0123) and 353 Main Street (Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 35 days to render a decision is October 29, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

The Public Hearing is continued to: October 15, 2019.

NEW ITEMS

- 1.** Notification to the Town of Ridgefield for filing of an Inland Wetlands and Watercourses Application with the Town of Redding by applicant Sovereign Consulting Inc., for regulated activities within 500 feet of land within the Town of Ridgefield at 241 Ethan Allen Highway. *For possible discussion.*

Mr. Katz motioned, Mr. Robbins seconded, to send a letter to the Town of Redding stating that the IWB has no comment on the referral. Motion carried 6-0.

- 2. #2019-064-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for a two lot subdivision with no proposed disturbance within the regulated area, consisting of ± 9.1 acres for a property located at **523 Ridgebury Road** in the RAAA zone. *Owner/Applicant: CJC Properties, LLC Christina & John Carvalho, members. For receipt.*

Mr. Dowdell motioned, Mr. Fossi seconded, to Receive, Schedule a Site Walk for October 6, 2019 and Schedule a discussion for October 15, 2019. Motion carried 5-1-0. Mr. Katz was recused on this application.

- 3. #2019-065-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for expansion of a parking lot and associated activity within the regulated upland review area of wetlands ,including landscaping, retaining walls for a property located at **Assessor's ID E15-0191** in the RA zone. *Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller. For receipt.*

Mr. Robbins motioned, Mr. Fossi seconded, to Receive, Schedule a Site Walk for November 10, 2019, Schedule first a Public Hearing for the Wetlands Portion of November 12, 2019 to be extended to December 10, 2019 to accommodate transition to the new IWB. Motion carried 6-0.

BOARD WALKS

October 06, 2019

- #2019-061-REV(SP)-SR, 137 Ethan Allen Highway, Riverside Real Estate, LLC

REQUESTS FOR BOND RELEASES/REDUCTION

No.

CORRESPONDENCE

None.

MINUTES

For approval: September 03 & 10, 2019

September 3, 2019:

Mr. Fossi motioned, Mr. Katz seconded to approve as amended. Motion carried 6-0.

September 10, 2019:

Due to recusals and absences, there was not a quorum to take a vote. This matter is tabled to October 2, 2019.

For distribution: None

PUBLIC HEARINGS

October 02, 2019

- **#2019-056-SP-SR-FP**, Summary Ruling Application, WPCA & TOR

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

Respectfully submitted,

Eileen White

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	Absent:	Rich Vazzana Mark Zeck George Hanlon

Also Present: Richard Baldelli Director, Planning and Zoning, ZEO
Eileen White, Recording Secretary

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

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-055-REV(SP)-SR:** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for removal of existing parking area and to construct a new parking and vehicular and a lot line revision for a property consisting of \pm 6.445 acres located at **351 Main Street (Assessor's ID E15-0123) and 353 Main Street (Assessor's ID E15-0124)** in the RA & R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 65 days to close a public hearing is November 28, 2019. Owner/Applicant: St. Stephen's Episcopal Church of Ridgefield. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

The Public Hearing is continued to: October 15, 2019.

- 2. IF PUBLIC HEARING IS CLOSED: #2019-054-AH:** Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family home with nine (9) units, With three (3) units to be affordable for a property consisting of \pm 0.43 acres located at **5 North Salem Road (Assessor's ID E14-0103)** in R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. 65 days to close a public hearing is November 28, 2019. Owner/Applicant: Kung H. Wei. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

The Public Hearing is continued to: October 29, 2019.

NEW ITEMS

- 1. #2019-063-FP:** Site Plan Application for development in the Floodplain per Section 11. of the Town of Ridgefield Zoning Regulations to construct a garage, parking area and for exterior improvements to the existing building for a property consisting of \pm 0.33 acres located at **33 Ethan Allen Highway** in the B-1 Zone. *Owner/Applicant: CT Property Assistance LLC. Authorized Agent: McChord Engineering Associates, Inc. For receipt*

Mr. Katz motioned, Mr. Robbins seconded to Receive, Schedule a Site Walk for October 6, 2019 and Schedule a Discussion for October 29, 2019. Motion carried 6-0,

- 2. #2019-066-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for expansion of the parking lot, including landscaping, retaining walls for a property located at Assessor's ID E15-0191 in a RA Zone. *Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller. For receipt.*

Mr. Katz motioned, Mr. Fossi seconded, to Receive, Schedule a Site Walk for November 10, 2019 and Schedule a Public Hearing for November 12, 2019. Motion carried 6-0,

COMMISSION WALKS

October 06, 2019

- **#2019-061-REV(SP)-SR,** 137 Ethan Allen Hwy, Riverside Real Estate, LLC

REQUESTS FOR BOND RELEASES/REDUCTION

None.

CORRESPONDENCE

- Additional information for the WPCA Phase Two Floodplain and Aquifer Protection Zone Application's

MINUTES

For approval: September 3 & 10, 2019

September 3, 2019:

Mr. Fossi motioned, Mr. Katz seconded, to approve as amended. Motion carried 6-0.

September 10, 2019:

Due to recusals and absences, there was not a quorum to take a vote. This matter is tabled to October 2, 2019.

For distribution: None

PUBLIC HEARINGS

October 02, 2019

- **#2019-056-SP-SR-FP**, Special Permit and Flood Plain Application, WPCA & TOR

Hearing no further discussion, the Chair adjourned the Meeting at: 10:13 p.m.

Respectfully submitted,

Eileen White