

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

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

October 2, 2019	Present:	John Katz Joseph Dowdell Catherine Savoca Joseph Fossi, Vice Chair Rebecca Mucchetti, Chair Mark Zeck George Hanlon
	Absent:	Charles Robbins Rich Vazzana

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. She stressed that each person at the Meeting was entitled to courtesy and respect.

INLAND WETLANDS BOARD

Item I: #2019-056-SP-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to decommission the existing Route 7 WWTF, construction of replacement pump station and Force main along the portion of Route 7 and local roads for a property located at **887 Ethan Allen Highway (Assessor's ID G10-0037) and 901 Ethan Allen Highway (Assessor's ID G10-0002)** in the B-2 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: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E.*

PLANNING AND ZONING COMMISSION

Item I: #2019-056-SP-SR-FP: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Section 5.3.D.2, 5.3.D.3 & 5.3.D.6; (1) to decommission the existing Route 7 Wastewater Facility **887 Ethan Allen Highway (Assessor's ID G10-0037)** and construct a replacement pump station on property **901**

Ethan Allen Highway (Assessor's ID G10-0002) and to construct a new force main along a portion of Route 7 and local roads to the South Street WWTF; (2) per Section 11. Site Plan Application for Development in the Floodplain; (3) activities in the local Aquifer Protection area under Section 6.2 for a property located at (**Assessor's ID G10-0037 & G10-0002**) in the B-2 Zone. *Statutorily received at September 03, 2019. Site walked on September 08, 2019. 35 days to close Public hearing is October 29, 2019. Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E*

Mr. Katz motioned, Mr. Hanlon seconded, to combine the Public Hearing for the Summary Ruling Application and the Special Permit Application. Motion carried 7-0.

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

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

Mr. Jon Pearson, Professional Engineer and Mr. Matt Formica, Professional Engineer, both of AECOM Technical Services, presented Phase Two of the Application on behalf of the Water Pollution Control Authority ("WPCA"), Town of Ridgefield.

Mr. Charles Fisher, Professional Engineer and former Town of Ridgefield Engineer, presented engineering review for the Town. They included concerns about the use of Bentonite because it tends to smother vegetation. Mr. Fisher also commented on the location of the rebuilt pump station facility on Route 7 and how it will affect traffic sight lines. Mr. Fisher's comments also included the need for a grading plan, a trenching plan and a dewatering plan.

Mr. Baldelli presented the zoning staff report. He concurred with the Police Department's comments about working on Route 7 and Farmingville Road and public safety. Mr. Baldelli spoke of working with the Applicant and Mr. Fisher on maintaining sediment erosion controls and that there be no diminishing of flood zone capacity. He also stated that the Town of Ridgefield had received DEEP's approval regarding decommissioning of the existing Route 7 Wastewater Facility and flood management certifications.

Ms. Peyser presented the wetlands staff report. She said that it was critical that disturbance areas be stabilized immediately – no longer than 30 days -- to prevent negative impact of the site over time. Ms. Peyser stated that erosion controls must be installed and maintained and in good working condition throughout the duration of the project. Ms. Peyser recommended that the engineers address the proposed trenchless pipe techniques as they cross the Ridgefield River, the Norwalk River and any other crossings.

Technical comments also included reports from the Architectural Advisory Committee ("AAC"), the Police Chief and Pre-app comments.

Comments from the public included asking how much upgrading the WWTF will cost the Town. Also, there was a comment that the Applicant consider planting Amelanchier Trees and having Sima Fuchsia seed to support the Blue Appalachian Butterfly habitat.

Hearing no further discussion, the Chair adjourned the Meeting at: 8:40 p.m.

Respectfully submitted,

Eileen White

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	Absent:	Charles Robbins Rich Vazzana

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

At 8:42 p.m. Chair Mucchetti called the meeting to order. Item Number Two under Pending Items was deferred to later in the evening to allow Mr. Fossi to participate in the other items before leaving the Town Hall Annex Room, as he was recused on the application for 800 Ethan Allen Highway.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-056-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to decommission the existing Route 7 WWTF, construction of replacement pump station and Force main along the portion of Route 7 and local roads for a property located at **887 Ethan Allen Highway (Assessor's ID G10-0037) and 901 Ethan Allen Hwy (Assessor's ID G10-0002)** in the B-2 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: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For discussion and possible action.*

Mr. Katz motioned, Mr. Zeck seconded, to approve as a final. Motion carried 7-0. Effective date: October 11, 2019.

2. **#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 with associated site work within the upland review area of wetlands at a property consisting of approximately 2.97 acres at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. Public hearing held at July 09, and July 30, 2019. 35 days to close a Public hearing is August 13, 2019. Extension granted through September 10, 2019. Public hearing closed on September 10, 2019. Owner: BBD LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

Mr. Katz motioned, Mr. Hanlon seconded, to approve as a final. Effective Date: October 11, 2019. Motion carried 6-1-0, with Mr. Fossi recused and not in the room when the vote was taken.

3. Transition timeline. % IWB Chair

It was reported that Town Counselor Thomas Beecher determined that the current Board review and decide on only those applications that can receive a final vote by November 12, 2019.

NEW ITEMS

1. Update the Site walk and Public Hearing Schedule for file #2019-065-SR, Governor Street Parking lot.

Town Counsel Thomas Beecher advised that the Inland Wetlands Board take no current action on this item to allow for complete scheduling and review under the separate IWB after the November 6 elections.

BOARD WALKS

October 06, 2019

- #2019-061-REV(SP)-SR, 137 Ethan Allen Highway, Riverside Real Estate, LLC
- #2019-064-SR, 523 Ridgebury Road, CJC Properties LLC Christina & John Carvalho

REQUESTS FOR BOND RELEASES/REDUCTION

No.

CORRESPONDENCE

None.

MINUTES

For approval: September 10, 2019

Mr. Zeck motioned, Mr. Hanlon seconded, to approve as amended. Motion carried 6-1-0.
Mr. Fossi was recused.

For distribution: September 24, 2019

PUBLIC HEARINGS

October 03, 2019

- **#2019-056-SP-SR-FP**, Summary Ruling Application, 887 and 901 Ethan Allen Highway WPCA & TOR

October 15, 2019

- **(Contd.)#2019-055-REV(SP)-SR**, Summary Ruling Application, St. Stephen's Episcopal Church of Ridgefield

November 12, 2019

- **#2019-065-SR**, Summary Ruling Application, Governor St. Municipal Lot, TOR

Hearing no further discussion, the Chair adjourned the Meeting at: 8:50 p.m.

Respectfully submitted,

Eileen White

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October 2, 2019	Present:	John Katz Joseph Dowdell Catherine Savoca Joseph Fossi, Vice Chair Rebecca Mucchetti, Chair Mark Zeck George Hanlon
	Absent:	Charles Robbins Rich Vazzana

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

At 8:50 p.m. Chair Mucchetti called the meeting to order to act on the **Wastewater Treatment Facility** and Other Items while Mr. Fossi was present. Mr. Fossi left the Town Hall Annex Meeting Room at: 8:55 p.m.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-056-SP-SR-FP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and Section 5.3.D.2, 5.3.D.3 & 5.3.D.6; (1) to decommission the existing Route 7 Wastewater Facility (Assessor's ID G10-0037) and construct a replacement pump station on property 901 Ethan Allen Hwy (Assessor's ID G10-0002) and to construct a new force main along a portion of Route 7 and local roads to the South Street WWTF; (2) per Section 11. Site Plan Application for Development in the Floodplain; (3) activities in the local Aquifer Protection area under Section 6.2 for a property located at (**Assessor's ID G10-0037 & G10-0002**) in the B-2 Zone. *Statutorily received at September 03, 2019. Site walked on September 08, 2019. 35 days to close Public hearing is October 29, 2019. Owner/Applicant: Water Pollution Control Authority, Town of Ridgefield. Authorized Agent: AECOM Technical Services, Jon Pearson P.E*

Mr. Katz motioned, Mr. Zeck seconded, to approve as a final resolution. Effective date: October 11, 2019. Motion carried 7-0.

2. **#2019-043-REV(SP)(SR):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct a self-storage facility within a locally defined aquifer at a property of approximately 2.97 acres and located at **800 Ethan Allen Highway (Assessor's ID G10-0026)** in the B-2 Zone. *Statutorily received on May 14, 2019. Site walked on June 23, 2019. Public hearing held at July 09, and July 30, 2019. 35 days to close a Public hearing is August 13, 2019. Extension granted through September 10, 2019. Public hearing closed on September 10, 2019. 65 days to render a decision is November 14, 2019. Owner: BBD, LLC. Applicant: Saber Management LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action*

Mr. Hanlon motioned, Ms. Savoca seconded, to approve as a final resolution with Peer Review to monitor through the completion of Phase One. Effective Date: October 11, 2019. Motion carried 5-1-1. Mr. Katz opposed, Mr. Fossi was recused

3. Transition timeline. % Chair

The Chair reported that Town Counselor Thomas Beecher advised the Planning and Zoning Commission have the site walk for the Governor's Street Parking Lot on November 10, 2019 and open the Public Hearing on November 12, 2019 and request an extension from the applicant to keep the Public hearing open accommodate the review by the new Inland Wetland Board.

4. 2020 Meeting Schedule. % Chair

Mr. Zeck motioned, Mr. Fossi seconded, to approve as amended with a new start time of 7:00 p.m. Motioned carried 7-0.

NEW ITEMS

1. **#2019-063-FP-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per (1) Section 5.2.D.1 to construct a garage and paved parking and per(2) Section 6.2.for activities in the local Aquifer Protection area (3)Site Plan Application for development in the Floodplain per Section 11. 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. Zeck motioned, Mr. Fossi seconded to Receive, Schedule a Site Walk for October 6, 2019 and a Public Hearing for October 29, 2019. Motion carried 7-0.

COMMISSION WALKS

October 06, 2019

- **#2019-061-REV(SP)-SR**, 137 Ethan Allen Hwy, Riverside Real Estate, LLC.
- **#2019-063-FP-REV(SP)**, 33 Ethan Allen Hwy, CT Property Assistance LLC

REQUESTS FOR BOND RELEASES/REDUCTION

No.

CORRESPONDENCE

- 137 Ethan Allen Highway
- Architectural Advisory Committee Notes on 31 Danbury Road
- Architectural Advisory Committee Notes on 242 North Salem Road

MINUTES

For approval: September 10, 2019

Planning and Zoning Public Hearing:

Mr. Katz motioned, Mr. Zeck seconded, to approve as amended. Motion carried 6-1-0.

Mr. Fossi was recused.

Planning and Zoning Meeting:

Mr. Hanlon motioned, Mr. Zeck seconded, to approve as amended. Motion carried 6-1-0.

Mr. Fossi was recused,

For distribution: September 24, 2019

PUBLIC HEARINGS

October 03, 2019

- **#2019-056-SP-SR-FP**, Special Permit and Flood Plain Application, 887 and 901 Ethan Allen Hwy, WPCA& TOR

October 15, 2019

- **(Contd.)#2019-055-REV(SP)-SR**, Special Permit Application, 351 & 353 Main Street, St. Stephen's Episcopal Church of Ridgefield.

October 29, 2019

- **(Contd.)#2019-054-AH**, Affordable Housing Application, 5 North Salem Rd., Kung H. Wei

November 12, 2019

- **#2019-066-REV(SP)**, Revision to Special Permit, Governor St. Municipal Lot, TOR

Hearing no further discussion, the Chair adjourned the Meeting at: 9:05 p.m.

Respectfully submitted,

Eileen White