

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

October 02, 2018

Present: Robert Cascella
Joseph Dowdell
George Hanlon
John Katz
Rebecca Mucchetti, Chair
Joseph Fossi, Vice Chair

Absent: Tim Dunphy
Mark Zeck
Charles Robbins

Also Present: Richard Baldelli, Director of Planning and Zoning

There were no Inland Wetlands Board or Planning and Zoning Commission Public Hearings held prior to the meeting.

At 9:21 PM Chairman Mucchetti called the meeting to order.

For the record, the Planning and Zoning Commission agendas were heard first prior to the commencement of this meeting.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

BOARD WALKS

October 21, 2018

1. **#2018-061-AH-SR:** Summary Ruling Application, 84 Governor St LLC.
2. **#2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge LLC.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

1. Revised plans for 233 Danbury Rd
2. Letter from the resident in response to 233 Danbury Rd
3. Letter from White Bros. Waste Management for 233 Danbury Rd
4. Town Clerk Memo dated Oct. 2, 2018 with FOIA information attached

MINUTES – Inland Wetlands Board

For Approval:

MINUTES – IWB Special meeting

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for September 11, 2018 as amended. Mr. Fossi abstained. Motion carried 5-1-0.

MINUTES – IWB Public Hearing and Board Meeting

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for September 19, 2018 as amended. Motion carried 6-0.

MINUTES – IWB Public Hearing

Mr. Katz motioned, Mr. Fossi seconded to approve the Meeting Minutes for September 25, 2018 as amended. Mr. Cascella abstained. Motion carried 5-1-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

October 09, 2018

- **(Continued) #2018-054-AH-SR:** Summary Ruling application, 233 Danbury Road, CGP Danbury Road, LLC.

October 16, 2018

- **(Continued) #2018-053-PR-SP:** Plenary Ruling Application, 340 Peaceable Street, Peaceable LLC

October 23, 2018

- **#2018-056-A:** Amendment application, Section 4.5

November 07, 2018

- **#2018-061-AH-SR:** Summary Ruling Application, 84 Governor Street, 84 Governor St LLC
- **#2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge Road, 62 Prospect Street LLC.

Hearing no further discussion, the Chairman adjourned the meeting at 9:25PM.

Respectfully Submitted,

Richard Baldelli

APPROVED/REVISED
MINUTES
PLANNING & ZONING COMMISSION MEETING

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

October 02, 2018	Present:	Robert Cascella Joseph Dowdell George Hanlon John Katz Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair
	Absent:	Tim Dunphy Mark Zeck Charles Robbins

Also Present: Richard Baldelli, Director of Planning and Zoning

There were no Inland Wetlands Board or Planning and Zoning Commission Public Hearings held prior to the meeting.

At 7:30 PM Chairman Mucchetti called the meeting to order.

The Planning & Zoning Commission meeting agenda was discussed before the Inland Wetlands Board meeting.

PENDING ITEMS

Planning Consultant Glenn Chalder from Planimetrics discussed with the Commission the Conditions and Trends and how they will impact the 2020 POCD.

Mr. Chalder discussed the scoping, surveys and listening session POCD arrangements with the Commissioners.

NEW ITEMS

- #2018-063-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.2.D.13 for change of use to Educational Use, at **28 Prospect Street** in the CBD Zone. *Owner: Gorgeous Associates, LLC. Applicant: Semia Education Technology, Inc. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a public hearing.*

Mr. Cascella motioned, Mr. Fossi seconded to receive the Special Permit application, the public hearing was scheduled to October 23, 2018. Motion carried 6-0.

COMMISSION WALKS

October 21, 2018

1. **#2018-061-AH-SR:** Affordable Housing application, 84 Governor St LLC.
2. **#2018-062-AH-PR:** Affordable Housing application, 62 Prospect Ridge LLC.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release and reduction.

CORRESPONDENCE

1. POCD documents- Conditions and trends
2. Revised plans for 233 Danbury Rd
3. Letter from resident in response to 233 Danbury Rd
4. Letter from White Bros Waste Management for 233 Danbury Rd
5. Town Clerk Memo dated Oct. 2, 2018 with FOIA information attached

MINUTES – P&Z Special meeting

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for September 11, 2018 as amended. Mr. Fossi abstained. Motion carried 5-1-0.

MINUTES – P&Z Public Hearing and Commission Meeting

For Approval:

Mr. Katz motioned, Mr. Hanlon seconded to approve the Meeting Minutes for September 19, 2018 as amended. Motion carried 6-0.

MINUTES – Public Hearing

For Approval:

Vice Chair Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes September 25, 2018 as amended. Mr. Cascella abstained. Motion carried 5-1-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

October 09, 2018 (Continued)

- **#2018-054-AH-SR:** Affordable Housing application, 233 Danbury Road, CGP Danbury Road, LLC

October 16, 2018 (Continued)

- **#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, Peaceable LLC

October 23, 2018

- **(Continued)#2018-045-A:** Amendment Application, Section 5.3.C.12 and Section 5.3.D.5
- **(Continued)#2018-046-A:** Amendment Application, Section 2.2 and 7.2.E.10 a. and b.
- **(Continued)#2018-047-A:** Amendment Application, Section 7.2.D.2.b and d. and Section 7.2.E.11
- **(Continued) #2018-052-A:** Amendment Application, Section 5.3.D.27 a. and b.
- **#2018-063-SP,** Special Permit Application, 28 Prospect Street, Gorgeous Associates, LLC.

November 07, 2018

- **#2018-061-AH-SR:** Affordable Housing Application, 84 Governor Street, 84 Governor St LLC
- **#2018-062-AH-PR:** Affordable Housing Application, 62 Prospect Ridge Road, 62 Prospect Street LLC

Respectfully Submitted,

Richard Baldelli