

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

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

October 30, 2018

Present: Joseph Dowdell
Tim Dunphy
George Hanlon
John Katz
Charles Robbins
Mark Zeck
Joseph Fossi, Vice Chair
Rebecca Mucchetti, Chair

Recused: Robert Cascella

Also Present: Thomas Beecher, Inland Wetland Board/Planning and Zoning Commission Counsel
Richard Baldelli, Director of Planning and Zoning
Beth Peyser, Inland Wetlands Agent/Conservation Enforcement Officer
Aarti Paranjape, Office Administrator

At 7:03 P.M., the Chair called the meeting to order.

Ms. Mucchetti gave an overview of the evening's continued combined, Inland Wetlands Board and Planning & Zoning Commission Public Hearing presentation, and announced additional Public Hearings on this matter on the following dates: 11/13/2018, 11/27/2018, and 12/12/2018. The Public Hearings will all be held at the East Ridge Middle School Auditorium and will begin at 7 pm.

The Chair noted that the following correspondence/documentation had been received since the October 16 2018 Public Hearing:

- . 9 additional letters (bringing the total to 480)**
- . A Special permit Application for the outdoor lights on more than fourteen feet high poles. The Public hearing is scheduled at November 13, 2018.**

INLAND WETLANDS BOARD

Item I: (Continued) #2018-053-PR-SP: Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to construct a Private Winter Club "Ridgefield Winter Club" for activities in the upland review area and in inland wetland or watercourses for a property consisting of +/- 5.966 acres located at **340 Peaceable Street** and within the adjacent

Town of Ridgefield Right-of-way in the RAAA Zone. *Statutorily received on July 24, 2018. Public hearing held on September 04, 2018. 35 days to close a public hearing is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*

PLANNING AND ZONING COMMISSION

Item I: (Continued) #2018-053-PR-SP: Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for a Recreational Use – a private club “Ridgefield Winter Club” and per Section 3.4.D.1. Illuminated Outdoor Recreation facility and Section 7.5. Excavation, filling and grading, and use of portable crusher and screener for the property consisting of +/- 5.966 acres located at **340 Peaceable Street** in the RAAA Zone. *Statutorily received on July 24, 2018. Public hearing held on September 04, 2018. 35 days to close a public hearing is October 09, 2018. Owner: Peaceable, LLC. Applicant: Rising Ridge Inc. Authorized Agent: Philip Doyle of LADA, PC.*

- Mr. Parsons, Supervisor, Town of Lewisboro, NY expressed his concerns regarding the traffic issues, especially at the intersection on Route 35 and Route 123.
- Twenty seven people showed their concerns regarding the noise, light and traffic issues. They commented that the proposed Winter Club is negatively affecting the property values in the neighborhood. The public added that the wildlife in that area will be impacted if this site is developed as proposed.
- Three people commented that the project will benefit the town.

The Public Hearing was continued to 11/13/2018 at 7 pm.

Hearing no further discussion, the Chair adjourned the combined Public Hearing at 10:27PM.

Respectfully Submitted,

Aarti Paranjape