

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.

November 07, 2018

Present: Robert Cascella  
Joseph Dowdell  
George Hanlon  
John Katz  
Charles Robbins  
Rebecca Mucchetti, Chair

Absent: Joseph Fossi, Vice Chair  
Mark Zeck

Also Present: Richard Baldelli, Director of Planning and Zoning  
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer  
Daniel Robinson, Assistant Planner  
Aarti Paranjape, Recording Secretary

At 7:00 P.M., Chair Mucchetti called the meeting to order.

Ms. Mucchetti, introduced new Assistant Planner, Mr. Robinson. She gave a brief update about his prior work experience.

*For records, Item I for both Inland Wetlands Board and Planning & Zoning Commission public hearings was reviewed first followed by Item II of the public hearings.*

**Inland Wetlands Board**

**Item I: #2018-061-AH-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property consisting of  $\pm 0.7$  acres located at **84 Governor Street** in the RA Zone. *Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq.*

**Planning and Zoning Commission**

**Item I: #2018-061-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes (Affordable Housing) for construction of sixteen (16) age restricted units, of which 30% of the units shall be affordable on property consisting of  $\pm 0.7$  acres located at **84 Governor Street** in the RA Zone. *Owner: George & Lynn Dinisi.*

*Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq.*

**Mr. Cascella motioned, Mr. Hanlon seconded to combine the reviews of the Inland Wetlands Board and the Planning and Zoning Commission. Motion carried 6-0.**

**Mr. Katz motioned, Mr. Cascella seconded to waive the reading of the Legal notice, Motion carried 6-0.**

Atty Jewell presented the application. He said the property is served by Aquarion water and public sewer. He added that the public sewer has adequate capacity to support the multi family dwelling. The project is under State's affordable housing under 8-30g. There are total of sixteen (16) units, five (5) units will be affordable and all the units will be age restricted where occupants will be fifty-five (55) and older. He said the project will benefit the older community, and the residents can enjoy the town's amenities which are within walking distance.

The applicant's consultants presented the application:

- Mr Yates, Architect, presented the elevations and the parking spaces.
- Keith Beaver, Landscape Architect from Didona Associates, presented the planting plan. He added the wetlands will be planted with native plants, vegetative swales and stormwater basins.
- Steve Sullivan, PE, with CCA, presented the stormwater management plan, erosion controls measures, drainage plans. The project will connect to the water and gas main lines located on Governor Street.
- Jodi Chase, Wetland Ecologist, explained how the project will improve the existing nonfunctional wetlands to high value functioning wetlands.
- Michael Galante, Fredrick P. Clark, presented the traffic study. He said that the proposed project will see minimal impact to existing conditions due to the low volume of additional cars.

The peer review consultants presented their reviews:

- Glenn Chalder, Planimetrics, presented the planner's review. He said the project is in compliance with the affordability plan. He suggested that the commission come up with a model affordability plan for the town.
- Kermit Hua presented the traffic peer review. He suggested adding signage at the four-way intersection of East Ridge Rd and Governor St stating "Stop Ahead". He said that there is more than enough capacity on the roadways and the project does not have a negative impact on traffic.
- Chri DeAngelis, PE with Cabezas DeAngelis, presented the engineer peer review comments for the stormwater plans, parking, and drainage.
- Ed Pawlak, soil scientist and wetland scientist with Connecticut EcoSystems, reviewed the wetland aspect. He said that the proper sediment and erosion control measures should be followed during the construction process. He suggested that a 5-year long term maintenance plan should be incorporated for the maintenance and functioning of the rain garden. He talked about the planting plan.

Director Baldelli commented that WPCA in their meeting minutes acknowledge that WPCA has the sewer capacity needed for this project. He said that a document should be submitted from the Aquarion water company acknowledging that there is capacity for the project. He said if the project is approved the draft stormwater engineer plans and affordability plan should be submitted to be reviewed by the peer review consultants.

Lorraine Duryea, a member from public commented in support of the project.

**The Public Hearing was continued to December 04, 2018.**

Hearing no further discussion, the Chair adjourned the meeting at 8:49 P.M.

*At 8:55pm the Chair opened the Public hearing for 62 Prospect Ridge Road, Plenary ruling and Affordable housing application.*

**Inland Wetlands Board**

**Item II: #2018-062-AH-PR:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing twenty (20) age restricted units on property consisting of  $\pm 1.2$  acres located at **62 Prospect Ridge Road** in the RA Zone. *Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq.*

**Planning and Zoning Commission**

**Item II: #2018-062-AH-PR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes (Affordable Housing) for construction of twenty (20) age restricted units, of which 30% of the units shall be affordable on property consisting of  $\pm 1.2$  acres located at **62 Prospect Ridge Road** in the RA Zone. *Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq*

**Mr. Cascella motioned, Mr. Hanlon seconded to approve to combine the reviews of the Inland Wetlands Board and the Planning and Zoning Commission. Motion carried 6-0.**

**Mr. Katz motioned, Mr. Robbins seconded to waive the reading of the Legal notice. Motion carried 6-0.**

Atty Jewell presented the plenary ruling and affordable housing application. He said the application for 62 Prospect Ridge is submitted under state's 8-30g statute for affordable housing. There will be twenty (20) units, six (6) units will be designated as affordable and all the units will be age restricted for residents fifty-five (55) and older. He said the project is in walking distance of Dog Park, Playhouse, library and other town's amenities.

The consultants presented the application in following order:

- Mr. Yates, Architect, presented building elevations. He said due to the site topography there are thirteen (13) spots for below ground parking and twenty (20) open parking above grade and the project meets the total parking requirements.
- Keith Beaver, Didona Associates, presented the landscape plans, including the plantings, and drainage.

- Steve Sullivan, PE, CCA, presented the stormwater management plans, catch basins, Cultec systems, utility plan, sewer plan, erosion control measures.
- Jodi Chase, Wetland Scientist, presented the wetland assessment. The vegetative swales will help the wetlands. She said all the peer review comments will be addressed in presented in the revised plans.
- Atty Jewell stated that even though the stormwater system is in the wetlands, the project will protect and restore the wetlands. The applicant is creating a functional wetland.
- Michael Galante, Frederick P. Clark, presented the traffic study. He stated that the project will have no adverse impact on the traffic. He suggested that “Stop Ahead” sign at the 4-way intersection of East Ridge Rd and Governor St. will help the traffic flow and alert the drivers of an approaching stop sign.

The peer review presented their review in following order:

- Glenn Chalder, Planimetrics, presented the planner’s review. He said that allotment of affordable units should be clear, stating whether it will be all one bedroom or mixed bedroom uses.  
He said that the affordable housing administrator should be appointed to work the affordability calculations.
- Chris DeAngelis, PE, Cabeza DeAngelis, presented the engineering review.
- Ed Pawlak, soil scientist, Connecticut EcoSystems, reviewed the wetlands. He said that during construction the site should be maintained to minimize the erosion of sediments. He added, the wetland impacts are contained within the mowed area of lawn.

Director Baldelli commented that WPCA in their meeting minutes acknowledge that WPCA has the sewer capacity needed for this project. He said the Architectural Advisory Committee (AAC) approves. the design of the project. He said that a document should be submitted from the Aquarion water company. He said if the project is approved the draft stormwater engineer plans and affordability plan should be submitted to be reviewed by the peer review consultants.

Agent Peyser stated, that if the project is approved, there should a clear demarcation between the area of activity and the area to be left untouched to prevent the construction equipment disturbing stormwater basins and encroaching into the wetlands.

A public comment was made by Mr. Vincent Liscio, from the Ridgefield Housing Authority stating that the affordable housing projects like this will be a great asset for the overall need of the affordable housing in the town.

**The Public Hearing was continued to December 04, 2018.**

Hearing no further discussion, the Chair adjourned the meeting at 9:57 P.M.

Respectfully Submitted,

Aarti Paranjape

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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November 07, 2018

Present: Robert Cascella  
Joseph Dowdell  
George Hanlon  
John Katz  
Charles Robbins  
Rebecca Mucchetti, Chair

Absent: Joseph Fossi, Vice Chair  
Mark Zeck

Also Present: Richard Baldelli, Director of Planning and Zoning  
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer  
Daniel Robinson, Assistant Planner  
Aarti Paranjape, Recording Secretary

*A combined Inland Wetlands Board & Planning and Zoning Commission Public Hearing were 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: #2018-061-AH-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing sixteen (16) age restricted units on property consisting of  $\pm 0.7$  acres located at **84 Governor Street** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 35 days to render a decision is December 12, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

**The Public hearing was continued to December 04, 2018.**

- 2. IF PUBLIC HEARING IS CLOSED: #2018-062-AH-PR:** Plenary Ruling Application under Section 7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for stormwater management facilities and related work in an upland review area to allow for construction of a building containing twenty (20) age restricted units on property consisting of  $\pm 1.2$  acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 35 days to close Public hearing is December 12, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For possible discussion and action.*

**The Public Hearing was continued to December 04, 2018.**

- 3. #2018-054-AH-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for grading and related work in an upland review area on property consisting of  $\pm 3.33$  acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Site walked on July 29, 2018. 35 days to render a decision is November 13, 2018. Owner/Applicant: CGP at Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For approval of Draft Resolution.*

**Mr. Katz motioned and Mr. Robbins seconded to approve the Summary Ruling Resolution of approval as presented. The effective date is 11/16/2018. Motion carried 6-0**

## NEW ITEMS

- 1. The Chair asked for a motion to add discussion of meeting schedule to the agenda.**

**Mr. Katz motioned and Mr. Hanlon seconded to raise to agenda the meeting schedule. Motion carried 6-0.**

Ms. Mucchetti discussed the probability of scheduling a special meeting in November to continue the 340 Peaceable St public hearing. By consensus, a tentative special meeting date was scheduled for November 29, 2018.

## BOARD WALKS

**November 18, 2018**

- #2018-065-SP-SR-VDC**, 23 & 23<sup>1/2</sup> Catoonah Street, Sturges Properties LLC.
- #2018-067-S-AH-SR**, 28 Great Hill Road, CV Building Concepts Inc.

## REQUESTS FOR BOND RELEASES/REDUCTION

There were no request for bond release.

## CORRESPONDENCE

1. Revised Inland Wetlands and Watercourse Regulations.

## MINUTES

**For approval:**

**Mr. Hanlon motioned, Mr. Cascella seconded, to approve the Meeting Minutes for Public hearing held on October 23, 2018 as amended. Motion carried 6-0.**

**Mr. Hanlon motioned and Mr. Robbins seconded, to approve the meeting minutes for the Inland Wetlands Board for October 23, 2018 as amended. Motion carried 6-0.**

**Mr. Hanlon motioned, Mr. Robbins seconded, to approve the Meeting Minutes for Public hearing held on October 30 as amended. Mr. Cascella was recused. Motion carried 5-1-0.**

**For distribution:**

No minutes for distribution.

## PUBLIC HEARINGS

### 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 Rd, 62 Prospect Ridge LLC.

### November 13, 2018 (Continued)

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

### November 20, 2018 (Continued) (Tentative)

- **#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.

### November 27, 2018 (Continued)

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

### December 04, 2018

- **#2018-065-SP-SR-VDC:** Summary Ruling Application, 23 & 23<sup>1/2</sup> Catoonah Street
- **(Continued)#2018-061-AH-SR:** Summary Ruling Application, 84 Governor Street, 84 Governor St LLC
- **(Continued)#2018-062-AH-PR:** Plenary Ruling Application, 62 Prospect Ridge Road, 62 Prospect Street LLC.

**December 12, 2018 (Continued)**

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

**December 18, 2018**

- **#2018-067-AH-SR,** Summary Ruling Application, 28 Great Hill Rd.

Hearing no further discussion, the Chair adjourned the meeting at 10:09 P.M.

Respectfully Submitted,  
Aarti Paranjape



APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION

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November 07, 2018

Present: Robert Cascella  
Joseph Dowdell  
George Hanlon  
John Katz  
Charles Robbins  
Rebecca Mucchetti, Chair

Absent: Joseph Fossi, Vice Chair  
Mark Zeck

Also Present: Richard Baldelli, Director of Planning and Zoning  
Beth Peyser, Inland Wetlands Agent & Conservation Enforcement Officer  
Daniel Robinson, Assistant Planner  
Aarti Paranjape, Recording Secretary

*The Inland Wetland Board meeting was held prior to Planning and Zoning Commission meeting.*

At 10:09 P.M., Chair Mucchetti called the meeting to order.

1. **IF PUBLIC HEARING IS CLOSED: #2018-061-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes( Affordable Housing) for construction of sixteen (16) age restricted units, of which 30% of the units shall be affordable on property consisting of  $\pm 0.7$  acres located at **84 Governor Street** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 65 days to render a decision is January 11, 2018. Owner: George & Lynn Dinisi. Applicant: 84 Governor St LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**The Public Hearing was continued to December 04, 2018.**

2. **IF PUBLIC HEARING IS CLOSED: #2018-062-AH-PR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes( Affordable Housing) for construction of twenty (20) age restricted units, of which 30% of the units shall be affordable on property consisting of  $\pm 1.2$  acres located at **62 Prospect Ridge Road** in the RA Zone. *Statutorily received on September 04, 2018. Site walked on October 21, 2018. 65 days to render a decision is January 11, 2018. Owner/Applicant: 62 Prospect Ridge LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**The Public Hearing was continued to December 04, 2018.**

3. **#2018-054-AH-SR:** Application for multi-family development under Section 8-30g of the Connecticut General Statutes (Affordable Housing) for construction of thirty (30) age restricted units, of which 30% of the units shall be affordable, and per Ridgefield Zoning Regulations Section 7.5.D.5 for earth processing, including rock-crushing and soil screening activities for a property consisting of  $\pm 3.33$  acres located at **233 Danbury Road** in the RAA Zone. *Statutorily received on July 24, 2018. Site walked on July 29, 2018. Public hearing closed on October 09, 2018. 65 days to render a decision December 13, 2018. Owner/Applicant: CGP at Danbury Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For approval of Draft Resolution.*

**Mr. Hanlon motioned, Mr. Katz seconded to approve the Affordable housing application resolution of approval as presented. Effective date is November 16, 2018. Motion carried 6-0.**

**NEW ITEMS**

1. **#2018-076-REV(S):** Revision to the Subdivision Adopted resolution of approval to modify condition number four (4) for property located at **25 Stonewall Lane** in the RAA Zone. *Owner: Mr. Sasha Hassa Bakhru & Seema Bakhru. For receipt.*

**The application will be discussed on January 08, 2019.**

2. **Future Meeting schedule. % Chair.**  
**Ms. Mucchetti discussed with the Commissioners the probability of scheduling a special meeting on November 29, 2018 to continue the Public hearing for 340 Peaceable Street.**
3. **The Chair asked for a motion to add capital budget discussion to the agenda.**

**Mr. Katz motioned and Mr. Hanlon seconded to bring the new item to the agenda. Motion carried 6-0.**

**Mr. Cascella motioned and Mr. Katz seconded to support the capital budget request for POCD funding in the 2019-2020 budget. Motion carried 6-0.**

**COMMISSION WALKS**

**November 18, 2018**

1. **#2018-065-SP-SR-VDC,** 23 & 23<sup>1/2</sup> Catoonah Street, Sturges Properties LLC.
2. **#2018-66-SP,** 36 Danbury Road, 36 Danbury Road LLC
3. **#2018-067-S-AH-SR,** 28 Great Hill Road, CV Building Concepts Inc.

**December 02, 2018**

1. #2018-070-SP, 54 Catoonah Street, St. Mary's Corporation.

## **REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for Bond releases or reductions

## **CORRESPONDENCE**

1. Revised Zoning Regulations.
2. 31 Bailey Avenue, revised elevations.

## **MINUTES**

**For approval:**

**Mr. Katz motioned, Mr. Hanlon seconded, to approve the Public Hearing Minutes for October 23 as amended. Motion carried 6-0.**

**Mr. Hanlon motioned, Mr. Katz seconded, to approve the meeting minutes for October 23 as amended. Motion carried 6-0.**

**Mr. Katz motioned, Mr. Hanlon seconded, to approve the Public Hearing Special Meeting Minutes for October 30. Motion carried. Mr. Cascella recused. Motion carried 5-1-0.**

**For Distribution:**

There were no Meeting Minutes distributed.

## **PUBLIC HEARINGS**

### **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 Rd, 62 Prospect Ridge LLC.

### **November 13, 2018**

- **(Continued)#2018-053-PR-SP:** Special Permit Application, 340 Peaceable Street, 340 Peaceable Street LLC
- **#2018-075-SP:** Special Permit Application, 340 peaceable Street, 340 Peaceable Street LLC

### **November 27, 2018 (Continued)**

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

### **December 04, 2018**

- **#2018-065-SP-SR-VDC:** Special Permit Application, 23 & 23<sup>1/2</sup> Catoonah Street, Sturges Properties LLC.
- **#2018-066-SP,** Special Permit Application, 36 Danbury Road, 36 Danbury Road LLC.

- **(Continued) #2018-061-AH-SR**, Affordable Housing application, 84 Governor Street, 84 Governor Street LLC
- **(Continued) #2018-062-AH-PR**, Affordable Housing application, 62 Prospect Ridge Road, 62 Prospect Ridge LLC

**December 12, 2018 (Continued)**

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

**December 18, 2018**

- **#2018-067-S-AH-SR**, Subdivision and Affordable Housing Application, 28 Great Hill Road, CV Building Concepts Inc.
- **#2018-070-SP**, Special Permit Application, 54 Catoonah Street, St Mary's Corporation.

Hearing no further discussion, the Chair adjourned the meeting at 10:22 P.M.

Respectfully Submitted,

Aarti Paranjape