

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD

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

April 9, 2019

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

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

PENDING ITEMS

1. **#2019-022-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for pond dredging for a property located at **193 South Salem Road** in the RAA zone. *Statutorily received on March 26, 2019. Site walked on April 07, 2019. Owner/Applicant: Dave & Celeste Ulmer. Authorized Agent: John Keegan , Sacred Waters. For discussion and possible action.*

Mr. Keegan presented the application. He submitted two new documents that were received by the Board and incorporated into the approval.

Mr. Katz motioned, Mr. Hanlon seconded, to approve the Summary Ruling Application as presented with conditions as noted. Motion carried 8-0. Effective date: April 19, 2019.

NEW ITEMS

1. **#2019-029-SP-SR:** Summary Ruling application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to upgrade the existing Wastewater Treatment Facility (WWTF) Upgrade project in the wetlands and upland review area for a property located at **22 South Street Assessor's ID E14-0158** in the B-2 Zone. *Owner/Applicant: Town of Ridgefield: Water Pollution Control Authority. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For receipt and scheduling a site walk.*

The Board recommended a public hearing, but not retaining peer review consultants.

Mr. Fossi motioned, Mr. Zeck seconded, to receive the Summary Ruling Application. The site walk is scheduled for May 05, 2019 and Public Hearing scheduled for May 15, 2019.

Motion carried 8-0.

BOARD WALKS

May 5, 2019

2019-029-SP-SR, 22 South Street, WWTF, Town of Ridgefield

REQUESTS FOR BOND RELEASES/REDUCTION

None requested.

CORRESPONDENCE

None.

MINUTES

For approval: March 19, 2019

For distribution: March 26, 2019

PUBLIC HEARINGS

April 23, 2019

- **#2019-012-SP-FP-SR**, Summary Ruling application, 865 Ethan Allen Highway, Kelly Molony, Executrix of the Estate of the Michael Venus.

Hearing no further discussion, the Chair adjourned the meeting at 7:50 p.m.

Respectfully submitted,
Eileen White

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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

April 9, 2019	Present:	John Katz Joseph Dowdell Catherine Savoca George Hanlon Mark Zeck Charles Robbins Joseph Fossi, Vice Chair Rebecca Mucchetti, Chair
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Also Present: Richard Baldelli, Director of Planning and Zoning
Daniel Robinson, Assistant Planner
Aarti Paranjape, Office Administrator
Eileen White, Recording Secretary

An Inland Wetlands Board Meeting was held prior to the Planning and Zoning Commission Meeting.

For records under New Items, Item 2,3 and 4 were discussed first followed by items 6 , 1 and lastly item 5.

At 7:50 p.m. Chair Mucchetti called the meeting to order.

PENDING ITEMS

- 1. (Contd.) #2019-001-S-SP:** Subdivision Application for a 2-lot subdivision of \pm 0.452 acres of land; an Application for a Waiver under Section 11-1 of the Subdivision Regulations (to waive Section 4-12 of the Regulations), to permit four (4) lots (3 existing lots and 1 new lot) to be served by an accessway; and a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an accessway to serve four (4) lots, all located at **167-173 High Ridge Avenue** in the R7.5 Zone. *Applicant: RJR Builders, LLC. Owner: St. Mary's Corporation. Authorized Agent: Robert R. Jewell, Esq. Statutorily received on January 08, 2019. Site walked on February 03, 2019. Public hearing held on February 26, 2019. 65 days to render a decision is May 30, 2019. For possible discussion and action.*

The Chair stated that the Commission had to act on the three-part application in the following order: 1) the request for waiver of a subdivision, which requires a $\frac{3}{4}$ vote of the entire Commission or 7 members; 2) a vote on the accessway; and 3) a vote on the subdivision.

Since both Mr. Zeck and Mr. Robbins were absent at the March 26, 2019 meeting, they each listened to the meeting tapes prior to this meeting.

Mr. Katz motioned, Mr. Hanlon seconded, to approve the Application for a Waiver as presented. Motion carried 8-0. Effective date: April 19, 2019.

Mr. Katz motioned, Mr. Robbins seconded, to approve the Special Permit Accessway as presented. Motion carried 8-0. Effective date: April 19, 2019.

Mr. Baldelli commented that the applicant has to voluntarily rescind prior approval of the existing accessway.

Mr. Katz motioned, Mr. Fossi seconded, to approve the 2 lot Subdivision Application as presented. Motion carried 8-0. Effective date: April 19, 2019.

Mr. Baldelli commented that the applicant has to voluntarily rescind the prior approval for a 2-family house and the building has to either be removed or the zoning changed to a single-family dwelling.

2. **#2019-023-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for exterior renovations to add three windows and change the front entry door and to put a building sign “Organika Kitchen” for a property located at **424 Main Street** in the CBD Zone. *Statutorily received on March 26, 2019. Applicant: Organika 424 LLC. Owner: Urstadt Biddle Properties Inc. For discussion and possible action.*

The VDC recommended approval as designed with the signage reduced.

Mr. Zeck motioned, Mr. Dowdell seconded, to approve the Village District Application, as noted. Motion carried 8-0. Effective date: April 19, 2019.

NEW ITEMS

1. Site Plan regulation discussion.% Staff

Mr. Baldelli gave an overview of the modifications to the Site Plan application regulations where he and staff recommend some site plan applications be processed as Zoning Permits, and others be processed as Special Permits. The Commission gave their support in moving this regulation modification forward.

2. **#2019-027-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building sign “Tequila Escape” for a property located at **439 Main Street** in the CBD Zone. *Applicant: Paul P. Nicovic. Owner: Carleen Baer. For receipt, discussion and possible action.*

Mr. Katz motioned, Mr. Fossi seconded, to approve the Application to the VDC as presented. Motion carried 8-0. Effective date: April 19, 2019.

3. **#2019-028-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations to erect a six foot tall and \pm 18 ft. wide fences around AC Units, extend a concrete pad, construct new three and half feet wide cobblestone walkway and four ft. by 20 ft. planting bed for a property located at **426 Main Street** in the CBD Zone. *Applicant: Sean O’Kane. Owner: Urstadt Biddle Properties Inc. For receipt, discussion and possible action.*

Mr. Katz motioned, Mr. Zeck seconded, to approve the Village District Application as presented. Motion carried 8-0. Effective date: April 19, 2019.

4. **#2019-029-SP-SR:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per section 5.3.D.2 and Section 5.3.D.3 to upgrade the existing Wastewater Treatment Facility (WWTF) for a property located at **22 South Street, Assessor’s ID E14-0158** in the B-2 Zone. *Owner/Applicant: Town of Ridgefield: Water Pollution Control Authority. Authorized Agent: AECOM Technical Services, Jon Pearson P.E. For receipt and scheduling a site walk and Public hearing.*

Mr. Zeck motioned, Mr. Hanlon seconded to receive the Special Permit Application as scheduled. The Site walk is scheduled for May 05, 2019 and Public hearing scheduled for May 14, 2019. Motion carried 8-0.

5. Proposed detailed Census boundaries for Ridgefield “Places”.% Assistant Planner

Mr. Robinson handed out maps depicting named places in Ridgefield that will aid the town and use a variety of socioeconomic data upon completion of the 2020 census. The effort is part of a larger WestCoG project which will be completed by April 25, 2019.

6. Land Use Academy Training c/o Staff

Ms. Paranjape gave an overview of the Training Seminar and a handout was distributed. The Seminar covered the basic outline a Planning & Zoning Commission and Inland Wetlands Board members need to follow in the State of Connecticut.

COMMISSION WALKS

May 5, 2019

2019-029-SP-SR, 22 South Street, WWTF, Town of Ridgefield

REQUESTS FOR BOND RELEASES/REDUCTION

None.

CORRESPONDENCE

Single corrected zoning page to delete a stormwater reference.

MINUTES

For approval: March 19, 2019

Mr. Hanlon motioned, Mr. Fossi seconded, to approve Planning and Zoning Commission Special Meeting minutes as amended. Mr. Zeck abstained. Motion carried 7-0-1.

For distribution: March 26, and April 02, 2019

PUBLIC HEARINGS

April 23, 2019

- **#2019-012-SP-FP-SR**, Special Permit, 865 Ethan Allen Highway, Kelly Molony, Executrix of the Estate of the Michael Venus.

The Commission will meet a Special Meeting on April 16 at 7 p.m. to conduct candidate interviews to fill the seat vacancy.

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

Respectfully submitted,

Eileen White