

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD
PUBLIC HEARING

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

June 25, 2019

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

Absent: Charles Robbins
Rich Vazzana
Mark Zeck

Also Present: Richard Baldelli, Director of Planning and Zoning
Daniel Robinson, Assistant Planner
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.

INLAND WETLANDS BOARD

Item I: #2019-036-S-SP-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for a five (5) lot Planned Residential Development (PRD) Subdivision located at **99 Barry Avenue** in the RAA Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 35 days to close Public hearing is July 30, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq.*

Mr. Baldelli read the legal notice.

Mr. Robert Jewell, Attorney for the applicant, presented the Application. He stated that the Planned Residential Development (PRD) Subdivision of five (5) lots was in accordance with the Town's regulations. Mr. Jewell conveyed that the configuration of the lots allowed the applicant to allocate one-third (1/3) of the land towards Open Space.

Mr. Steve Sullivan, PE, CCA, project Engineer, presented the proposed map and various aspects of the minimum width of the proposed Accessway were discussed with the Commissioners. Mr.

Sullivan stated that the revised plans would include a maximum pavement width of the Accessway of 16 feet.

Mr. Brian Nesteriak, PE, presented his peer review engineering report, which included concerns about the Storm Water drainage.

Mr. Baldelli stated that the Commission does not have a specific regulation for Storm Water Management however the Special Permit application mandate a stormwater management plan. Mr. Baldelli also gave a summary of the technical correspondence.

Mr. Robinson presented comments about the PRD and how it relates to the Plan of Conservation and Development.

Ms. Peyser conveyed comments about the three small pockets of wetlands.

Mr. Cavalano, speaking on behalf of CT Herpetologist, Dennis Quinn, stated that after 40 manhours under four different days researching the Eastern Box Turtle in this area, no turtles were found on the property.

Comments were given by Messrs Cronin and Kase of the Conservation Commission.

Public comments and questions included: why as many as five houses could exist on the PRD, what the procedure is regarding and policies regarding the Town owning the open space, is a trail intended, and the timeline of when the houses will be built.

The Public Hearing is continued on July 23, 2019.

A short recess was called at: 9:04 p.m.

Item II. #2019-039-REV(AH)-SR: Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to allow for construction of a parking area and a building containing sixteen (16) units on property consisting of ± 1.473 acres located at **100 Danbury Road** (Assessor's ID E13-0534) and ± 0.588 acres located at **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 35 days to close Public hearing is July 30, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq.*

Ms. Mucchetti read the legal notice.

Mr. Robert Jewell, attorney, for the applicant, presented the Application. He submitted pictures and documents showing a revised rendering of the parking lot changes.

Ms. Jane Didona, Landscape Architect, presented the plan of adding 16 units to the existing housing development. The plan includes a "drop off space" for older citizens who no longer

drive and a proposal to enhance the wetlands. Ms. Didona also read a paragraph into the Record regarding the functionality of the wetlands.

Presentations were also given by Mr. Steve Sullivan, PE, CCA, Project Engineer; Mr. Mike Galante, Traffic Consultant, Frederick P. Clark Associates; and architect Scott Yates.

Mr. Baldelli stated that there was technical correspondence from the Architectural Advisory Committee.

Mr. Brian Nesteriak, PE, presented peer review comments and conveyed a concern regarding the topography of the site.

Mr. Kase of the Conservation Commission had questions about the plan.

Mr. Baldelli presented the staff report.

Mr. Robinson presented comments about the proposed plan and how it pertains to the Affordable Housing Plan.

Ms. Peyser gave a report about the functionality of the wetlands.

A question was asked by the public about clarifying whether Mr. Steve Zemo, property owner and Selectman, would be an administrator of the project.

The Public Hearing is continued on July 23, 2019.

Hearing no further discussion, the Chair adjourned the Meeting at 9:10 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING

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

Absent: Charles Robbins
Rich Vazzana
Mark Zeck

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

Prior to the Planning and Zoning Commission Public Hearing, a Public Hearing was held of the Inland Wetlands Board.

At 9:10 p.m. Chair Mucchetti called the meeting to order.

Item I: #2019-036-S-SP-SR: Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations for a five (5) lot Planned Residential Development (PRD) of ± 10.2 acres of land under Section 4.1; Special Permit application for an Accessway serving 5 (five) lots (4 new lots and 1 existing lot); Subdivision application for a five (5) lot PRD subdivision; and a Special Permit application for the operation of earth material processing, screening, or crushing equipment under Section 7.5.D.3, all for a property located at **99 Barry Avenue** in the RAA Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 35 days to close public hearing is July 30, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq.*

Mr. Baldelli read the legal notice.

Mr. Robert Jewell, Attorney for the applicant, presented the Application. He stated that the Planned Residential Development (PRD) Subdivision of five (5) lots was in accordance with the

Town's regulations. Mr. Jewell conveyed that the configuration of the lots allowed the applicant to allocate one-third (1/3) of the land towards Open Space.

Mr. Steve Sullivan, PE, CCA, Project Engineer, presented the proposed map and various aspects of the minimum width of the proposed Accessway were discussed with the Commissioners. Mr. Sullivan stated that the revised plans would include a maximum pavement width of the Accessway of 16 feet.

Mr. Brian Nesteriak, professional engineer, presented his peer review engineering report, which included concerns about the Storm Water drainage.

Mr. Baldelli stated that the Commission does not have a specific regulation for Storm Water Management however the Special Permit application mandate a stormwater management plan. Mr. Baldelli also gave a summary of the technical correspondence.

Mr. Robinson presented comments about the PRD and how it relates to the Plan of Conservation and Development.

Ms. Peyser conveyed comments about the three small pockets of wetlands.

Mr. Cavalano, speaking on behalf of CT Herpetologist, Dennis Quinn, stated that after 40 manhours under four different days researching the Eastern Box Turtle in this area, no turtles were found on the property.

Comments were given by Messrs Cronin and Kase of the Conservation Commission.

Public comments and questions included: why as many as five houses could exist on the PRD, what the procedure is regarding and policies regarding the Town owning the open space, is a trail intended, and the timeline of when the houses will be built.

The Public Hearing is continued on July 23, 2019.

Item II: #2019-039-REV(AH)-SR: Revision to an Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to add sixteen (16) units (of which five (5) units shall be affordable) to an existing housing development (XR 2009-035-REV(SP)) including work within an Aquifer Protection Zone (locally defined) per Sec.6.2 on a property consisting of ±1.47 acres located at **100 Danbury Road** (Assessor's ID E13-0534) and ±0.59 acres located on **Farmingville Road** (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019.35 days to close public hearing is July 30, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq.*

Ms. Mucchetti read the legal notice.

Mr. Robert Jewell, attorney, for the applicant, presented the Application. He submitted pictures and documents showing a revised rendering of the parking lot changes.

Ms. Jane Didona, Landscape Architect, presented the plan of adding 16 units to the existing housing development. The plan includes a “drop off space” for older citizens who no longer drive and a proposal to enhance the wetlands. Ms. Didona also read a paragraph into the Record regarding the functionality of the wetlands.

Presentations were also given by Mr. Steve Sullivan, PE, CCA, Project Engineer; Mr. Mike Galante, Traffic Consultant, Frederick P. Clark Associates; and architect Scott Yates.

Mr. Baldelli stated that there was technical correspondence from the Architectural Advisory Committee.

Mr. Brian Nesteriak conveyed a concern regarding the topography of the site.

Mr. Kase of the Conservation Commission had questions about the plan.

Mr. Baldelli presented the staff report.

Mr. Robinson presented comments about the proposed plan and how it pertains to the Affordable Housing Plan.

Ms. Peyser gave a report about the functionality of the wetlands.

A question was asked by the public about clarifying whether Mr. Steve Zemo, property owner and Selectman, would be an administrator of the project.

The Public Hearing is continued on July 23, 2019.

Hearing no further discussion, the Chair adjourned the Meeting at 10:22 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD

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June 25, 2019

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

Absent: Charles Robbins
Rich Vazzana
Mark Zeck

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

Prior to the Inland Wetlands Board, Public Hearings were held of the Inland Wetlands Board and the Planning and Zoning Commission.

At 10:23 p.m. Chair Mucchetti called the meeting to order.

PENDING ITEMS

1. **IF PUBLIC HEARING IS CLOSED: #2019-036-S-SP-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for a five (5) lot Planned Residential Development (PRD) Subdivision located at **99 Barry Avenue** in the RAA Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019.35 days to render a decision is July 30, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers. Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

The Public Hearing date has been continued to July 23, 2019.

2. **IF PUBLIC HEARING IS CLOSED: #2019-039-REV(AH)-SR:** Summary Ruling Application per Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the construction of a parking area, sixteen (16) unit apartment building, and associated site work on property consisting of ± 1.47 acres located at **100 Danbury Road** (Assessor's ID E13-0534) and ± 0.59 acres located at **Farmingville Road** (Assessor's ID F13-

003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 35 days to render a decision is July 30, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

The Public Hearing date has been continued to July 23, 2019.

NEW ITEMS

1. Discussion on Road Salt. % Chair

After some discussion, it was decided that Mr. Baldelli, Mr. Robinson and Ms. Peyser would research what could be done with the road salt issue. This issue had originally been discussed in 1990 and multiple times since, most recently in September 2018, but the Board of Selectmen also discussed it at their June 19, 2019 meeting. Of interest is that neighboring Connecticut towns and Vermont towns are also having issues with the road salt affecting the side road vegetation. The magnesium chloride now being used as road salt may be a greater environmental issue than sand.

BOARD WALKS

None.

REQUESTS FOR BOND RELEASES/REDUCTION

None.

CORRESPONDENCE

None.

MINUTES

May 14, 2019 Inland Wetlands Board

Mr. Hanlon motioned, Mr. Fossi seconded to raise the May 14, 2019 Inland Wetlands Board Minutes to the Agenda. Motion carried 6-0.

For Approval: May 14, 2019 Inland Wetlands Board Meeting Minutes

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

MINUTES

For approval: May 28, & June 04, 2019

May 28, 2019

Mr. Hanlon motioned, Mr. Dowdell seconded to approve as presented, Motion carried 6-0.

June 04, 2019

Mr. Hanlon motioned, Mr. Katz seconded, to approve as presented. Mr. Fossi abstained. Motion carried 5-1-0.

For distribution: None

PUBLIC HEARINGS

July 09, 2019

#2019-043-REV(SP)-(SR), Revision to Summary ruling application, 800 Ethan Allen Highway, BBD LLC.

July 16, 2019

#2019-045-REV(SP)-SR, Summary Ruling Application, 439 Silver Spring Road, Flat Rock Corporation (The)

July 23, 2019 (Contd.)

#2019-036-S-SP-SR, Summary Ruling, 99 Barry Avenue, Sturges Bros Inc.

#2019-039-REV(AH)-SR, Summary Ruling, 100 Danbury Rd, Ridgefield Apartments Inc.

Hearing no further discussion, the Chair adjourned the Meeting at 10:24 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION

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

Absent: Charles Robbins
Rich Vazzana
Mark Zeck

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

At 10:24 p.m. Chair Mucchetti called the meeting to order.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2019-036-S-SP-SR:** Subdivision Application for a five (5) lot Planned Residential Development (PRD) Subdivision of ± 10.1997 acres of land and Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for an Accessway serving 5 (five) lots (4 new lots and 1 existing lot), Section 4.1 for PRD designation, and Section 7.5.D.3. Table #5 for use of screening and crushing equipment for a property located at **99 Barry Avenue** in the RAA Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 65 days to render a decision is August 25, 2019. Owner: Nancy N. Montanari Revocable Trust u/d June 22, 2004. Applicant: Sturges Brothers, Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

The Public Hearing date has been continued to July 23, 2019.

- 2. IF PUBLIC HEARING IS CLOSED: #2019-039-REV(AH)-SR:** Revision to an Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to add sixteen (16) units (of which five (5) units shall be affordable) to an existing housing development (XR 2009-035-REV(SP)) and per Sec.6.2. including work in an Aquifer Protection Zone (locally defined), on a property consisting of ± 1.473 acres located at **100 Danbury Road** (Assessor's ID E13-0534) and ± 0.588 acres located on **Farmingville**

Road (Assessor's ID F13-003) in the B-3 Zone. *Statutorily received on May 07, 2019. Site walked on June 02, 2019. 65 days to render a decision is August 25, 2019. Owner: Ridgefield Apartments, Inc. & Farmingville Road LLC. Applicant: Ridgefield Apartments, Inc. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

The Public Hearing date has been continued to July 23, 2019.

NEW ITEMS

1. Discussion on Road Salt. % Chair

This matter was discussed under the Wetlands Board agenda.

2. Update on Developmental Applications. % Director P & Z

Mr. Baldelli presented a report.

3. Update on map of Local Aquifer Protection Districts. % Director P & Z

Mr. Baldelli presented a report.

COMMISSION WALKS

None

REQUESTS FOR BOND RELEASES/REDUCTION

None.

CORRESPONDENCE

- Letter from Attorney Beecher to ZBA
- Property Survey for **800 Ethan Allen Highway**
- Copy of Telephone Survey for July 2, 2019 POCD Meeting
- Copy of Booklet #8, Summary of Public Input

MINUTES

For approval: May 28, & June 04, 2019

May 28, 2019 Planning and Zoning Public Hearing

Mr. Hanlon motioned, Mr. Fossi seconded to approve as presented. Motion carried 6-0.

May 28, 2019 Planning and Zoning Meeting

Mr. Katz motioned, Mr. Hanlon seconded to approve as amended. Motioned carried 6-0

June 4, 2019 Planning and Zoning Public Hearing

Mr. Hanlon motioned, Mr. Dowdell seconded to approve as presented. Mr. Fossi abstained. Motioned carried 5-1-0

June 4, 2019 Planning and Zoning Commission Meeting

Mr. Hanlon, Mr. Dowdell seconded to approve as amended. Mr. Fossi abstained. Motioned carried 5-1-0

For distribution: June 18, 2019

PUBLIC HEARINGS

July 09, 2019

- **#2019-043-REV (SP)(SR)**, Revision to Special Permit Application, 800 Ethan Allen Hwy, BBD LLC

July 16, 2019

#2019-045-REV(SP)-SR, Revision to Special Permit, 439 Silver Spring Road, Flat Rock Corporation (The)

July 23, 2019 (Contd.)

- **#2019-036-S-SP-SR**, Special Permit, 99 Barry Avenue, Sturges Bros Inc.
- **#2019-039-REV(AH)-SR**, Revision to Affordable Housing, 100 Danbury Rd, Ridgefield Apartments Inc.

Hearing no further discussion, the Chair adjourned the Meeting at 10:35 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED
MINUTES
AQUIFER PROTECTION AGENCY

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

Absent: Charles Robbins
Rich Vazzana
Mark Zeck

Also Present: Richard Baldelli, Director of Planning and Zoning
Daniel Robinson, Assistant Planner
Eileen White, Recording Secretary

At 10:35 p.m. Chair Mucchetti called the meeting to order.

Commissioner Katz left the meeting at: 10:47 p.m.

PENDING ITEMS

NEW ITEMS

1. Update on APA meetings. % Chair

Ms. Mucchetti gave a synopsis of research done on the amount of time the Commission has spent on the Aquifer Protection Agency over the years and the Agency's work as a separate entity. Most Aquifer protection has been done by the Planning and Zoning Commission in their capacity as the regulators of local aquifer protection regulations.

2. Discussion on Road Salt. % Chair

This issue was discussed under the IWB agenda. Discussion to be continued.

3. Update on Developmental application. % Director P & Z

Discussion to be continued.

4. Update on map of Local Aquifer Protection Districts.% Director P & Z
Discussion to be continued.

CORRESPONDENCE

None.

MINUTES

For Approval:

For distribution:

Hearing no further discussion, the Chair adjourned the Meeting at 10:50 p.m.

Respectfully submitted,

Eileen White