

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

May 2, 2017

Present: Robert Cascella
Stephen Cole
Tim Dunphy
George Hanlon
John Katz
Charles Robbins
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Also Present: Beth Peyser, Inland Wetlands Agent
Richard Baldelli, Director, Planning & Zoning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

Inland Wetlands Board and Planning and Zoning Commission Public Hearings were held prior to the meeting.

At 8:13 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2017-010-SP-SR:** Summary Ruling Application under Section 7.5 of the Inland Wetlands and Watercourses Regulations for activities within a watercourse and regulated upland review area associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. Public Hearing held April 04, 2017. Public hearing continued on May 02, 2017. 35 days to render a decision is June 06, 2017. Applicant: Formation Development Group, LLC. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

Mr. Katz motioned, Mr. Cascella seconded to approve the above Summary Ruling application as presented and as a Final Resolution with standard conditions and the conditions stated in the May 2, 2017 letter from LADA, PC and agreed to by the applicant. Motion carried 9-0.

2. **#2017-021-FP-SR:** Summary Ruling under Sec.7.5 of the Inland Wetlands Board regulations for the approval of existing deck, playground equipment and shed within the upland review area on 1.024± acres at **40 Mountain Road** in a RA zone. *Applicant/Owner: Robert DeRoma. For discussion and action.*

Also Present: Mr. Robert DeRoma, Owner
Mr. Dainius Virbickas, PE

Mr. Virbickas gave a brief explanation of the proposed remedies to the violations of record. Of note was the following:

- The deck is in the upland review area and because it is built on level with the house, it is 5' above the flood line.
- The playground equipment sits on rubber chips, is in the wetlands and on the property line. The intent, with the permission from the neighbor, is to move the play equipment off the property line, closer to the home to make it setback compliant but it will still be in the wetlands and in a flood plain area.
- The shed is in the upland review area and in the flood plain area. The intent is to move the shed closer to the road, out of the flood plain area but it will remain in the upland review area. The applicant is seeking a setback variance from the ZBA. If the applicant does not get the variance, the applicant will come back before the Board/Commission.

Mr. Dunphy motioned, Mr. Zeck seconded to approve drafting a Resolution of Approval on the above Summary Ruling application as presented with standard conditions and the following conditions:

- **When the playground equipment is removed from the property line, approximately 500sf of the wetlands area effected will be mitigated with native species planted.**
- **Organic material such as wood chips will be used under the playground equipment in lieu of the rubber chips in the new area where it will be placed.**
- **Understanding that the playground equipment will remain in the wetlands, the equipment will be removed upon sale of the home and this condition will be deed restricted.**
- **Should the playground equipment deteriorate over time, it may not be replaced and should be removed out of the wetlands.**

Motion carried 9-0.

BOARD WALKS

Re-Scheduled:

- **#2017-016-SP-PR: Plenary Ruling Application, 2 Sanford Station Road. *State of CT, DEEP and Town of Ridgefield***

The above Board walk was rescheduled for May 7, 2017.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes of April 18, 2017 as presented. Motion carried 9-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

May 16, 2017

- **#2017-016-SP-PR:** Plenary Ruling Application, **2 Sanford Station Road (Intersection of Route 7 & Simpaug Tkpe).** *State of CT, DEEP and Town of Ridgefield*

Hearing no further discussion, the Chairman adjourned the meeting at 8:52 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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

May 2, 2017

Present: Robert Cascella
Stephen Cole
Tim Dunphy
George Hanlon
John Katz
Charles Robbins
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Also Present: Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

Inland Wetlands Board and Planning and Zoning Commission Public Hearings were held prior to the Inland Wetlands Board Meeting.

At 8:52 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2017-009-S-SP-SR-A:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations, associated with the construction of a mixed-use self-storage and residential building on a proposed 1.0-acre lot at **55 Old Quarry Road (to be known as 35 Old Quarry Road)** in the B-2 Zone. *Statutorily received on February 21, 2017. Site walked March 19, 2017. Public hearing closed for Subdivision and Text Amendment. 65 days to render a decision is July 06, 2017. Applicant/Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the above Special Permit application as presented and as a Final Resolution with standard conditions and the conditions stated in the May 2, 2017 letter from LADA, PC and agreed to by the applicant. Motion carried 9-0.

2. **# 2017-010-SP-SR:** Special Permit Application under Section 9.2 of the Town of Ridgefield Zoning Regulations associated with the construction of an assisted living facility on a proposed 3.9179-acre lot at **55 Old Quarry Road** in the B-2 Zone.

Applicant: Formation Development Group, LLC. Statutorily received on February 21, 2017. Site walked March 19, 2017. 65 days to render a decision is July 06, 2017. Owner: Old Quarry Road, LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.

Mr. Katz motioned, Mr. Robbins seconded to approve the above Special Permit application as presented and as a Final Resolution with standard conditions and the conditions stated in the May 2, 2017 letter from LADA, PC and agreed to by the applicant including the removal of one light on the west side not installed above a door. Motion carried 9-0.

For the record, the below Item #3 was incorrect on the Agenda. Chairman Mucchetti read the following correct Agenda item into the record.

- 3. #2017-021-FP-SR:** Site Plan Application for Floodplain Development under Section 11.5 for the approval of existing deck and playground equipment within the flood plain on 1.024± acres at **40 Mountain Road** in a RA zone. *Applicant/Owner: Robert DeRoma. For discussion and action*

Also Present: Mr. Robert DeRoma, Owner
 Mr. Dainius Virbickas, PE

Mr. Virbickas gave a brief explanation of the proposed remedies to the violations of record. Of note was the following:

- The deck is in the upland review area and because it is built on level with the house, it is 5' above the flood line.
- The playground equipment sits on rubber chips, is in the wetlands and on the property line. The intent, with the permission from the neighbor, is to move the playground equipment off the property line, closer to the home to make it setback compliant but it will still be in the wetlands and in a flood plain area.
- The shed is in the upland review area and in the flood plain area. The intent is to move the shed closer to the road, out of the flood plain area but it will remain in the upland review area. The applicant is seeking a setback variance from the ZBA. If the applicant does not get the variance, the applicant will come back before the Board/Commission.

There was a brief discussion with Mr. Virbickas assuring the Commission that the playground equipment will not affect the flood plain area at the new location or downstream.

Mr. Zeck motioned, Mr. Cascella seconded to approve the above Site Plan application as presented and as a Final Resolution with standard conditions. Motion carried 9-0.

NEW ITEMS

- 4. Discussion on the waiver of fees for 444 Main Street approval. % Chair**

Mr. Baldelli explained that the applicant for 444 Main St, Thrown Stone Theatre Company asked that the fees be waived because they amounted to their entire budget. Mr. Baldelli explained that the Commission has done this before and that because the sign is temporary for one month, he is suggesting that the applicant pay only the Town basic fee of \$20 and the State fee of \$60 and waive the \$5/sf fee.

Vice Chairman Fossi motioned, Mr. Dunphy seconded to approve the waiver of fees for 444 Main St. as presented. Motion carried 9-0.

5. Personnel Search Committee Director of Planning Recommendation to the PZC.
Discussion and potential vote. % Chair

Mr. Katz motioned, Mr. Cole seconded to approve Mr. Richard Baldelli as the new Director of Planning and Zoning. Motion carried 9-0.

6. Site Walk Scheduling. % Chair.

Chairman Mucchetti asked for support that when Commissioners have stated they will attend a site walk that they keep their commitment and not inconvenience other Commissioners, applicants and applicants representatives by having to cancel the site walk due to not having a quorum.

7. Acknowledgement of the Updated Zoning Map. % P & Z Department

Assistant Planner Schnell noted the updated zoning map on the bulletin board. He stated that they are not adopting it because all zone changes have already been adopted so procedurally it is an updated map being brought forth. It will be online as a PDF in approximately 2 or 3 weeks but it will not be interactive yet. Chairman Mucchetti noted that it was Mr. Jacob Muller the Assistant Town Engineer who had been working on this for two and maybe more years with assistance of the office.

COMMISSION WALKS

Scheduled:

- **#2017-016-SP-PR:** Special Permit Application, **2 Sanford Station Road.** *State of CT, DEEP and Town of Ridgefield.*

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following correspondence. No action was required.

1. 3/24/17 Staff Report for 2 Sanford Rd.
2. ACC Report for 2 Sanford Rd.
3. A letter from the Commission for the Disabled dated 4/28/17 regarding 2 Sanford Rd.

4. Comments from the Building Department dated 4/28/17 regarding 2 Sanford Rd.
5. Comments from the Health Department dated 4/5/17 regarding 2 Sanford Rd.
6. Revised zoning amendments.
7. An article dated 4/12/17 regarding the Sign Laws in Missoula, Montana and balloons.
8. An article dated 4/20/17 titled "Court Addresses Ban on Citizen Contact with Government Officials".
9. A flyer regarding Sunset Hall.
10. A flyer regarding a Community Assessment & Improvement Program.
11. P&Z Commission/IW Board Information Sheet

MINUTES

For Approval:

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the Meeting Minutes of April 18, 2017 as amended. Motion carried 9-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

May 16, 2017

- **#2017-016-SP-PR: Special Permit Application, 2 Sanford Station Road(Intersection of Route 7 & and Simpaug Tkpe). State of CT, DEEP and Town of Ridgefield.**

Hearing no further discussion, the Chairman adjourned the meeting at 9:15 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary