

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

September 20, 2016

Present: Stephen Cole
Tim Dunphy
George Hanlon
John Katz
Di Masters
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Absent: Peter Chipouras

Also Present: Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

There were no Inland Wetlands Board or Planning and Zoning Commission Public Hearings held prior to the meeting.

For the record, the Planning and Zoning Commission meeting was heard first.

At 9:00 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

There were no new items.

BOARD WALKS

There were no Board walks scheduled.

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. Dunphy seconded to approve the Meeting Minutes of September 06, 2016 as amended. Motion carried 7-0-1. Ms. Masters abstained.

Mr. Zeck motioned, Mr. Katz seconded to approve the Meeting Minutes of September 13, 2016 as presented. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 9:02 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.

September 20, 2016 Present:

Stephen Cole
Tim Dunphy (arrived 7:50 PM)
George Hanlon
John Katz
Di Masters
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Absent: Peter Chipouras

Also Present: Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

There were no Inland Wetlands Board or Planning and Zoning Commission Public Hearings held prior to the Inland Wetlands Board Meeting.

For the record, this meeting was held first before the Inland Wetlands Board meeting and the numbering of the items has been amended from the original agenda.

At 7:30 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. **#2016-082-PRE:** Pre-Submission Concept Meeting to discuss zoning code text amendments to include Extended Residence Care Facility as a Special Permit Use within the Town of Ridgefield Zoning Regulations. *Applicant: Gregory and Adams, P.C. (J. Casey Healy). For receipt and discussion.*

Also Present: Attorney J. Casey Healy
Mr. Matt Eakin, Mountainside
Mr. Martin Fedor, Artemis Partners

Attorney Healy, Mr. Eakin and Mr. Fedor gave an overview of Mountainside, a private residential substance abuse and treatment center for a high-end exclusive clientele located in Canaan, CT. They have identified the need for an Extended Care facility in a private setting and have located what they believe is an ideal property in Ridgefield.

Chairman Mucchetti questioned whether the group home designation in the Zoning Regulations would cover the proposed use. Planner Meder explained that group

homes are limited to 6 people and the proposed Extended Residence Care Facility would involve a larger number of people.

Commission consensus did not have significant issues with the proposed amendment to increase the number of residents allowed in a group home, or to add the use for an Extended Care Facility, but the applicant was encouraged to limit the proposed amendment to the RAAA residential zone.

Vice Chairman Fossi motioned, Mr. Zeck seconded to add the following Item #2 to the Agenda. Motion carried 8-0.

- 2. #2016-085-PRE:** Pre-Submission Concept Meeting to discuss producing, on-site consumption, packaging into kegs, and distributing local craft beer in a facility located at **21 Governor St.** *Applicant: Richard Patterson*

Also Present: Mr. Richard Patterson, Sr.
 Mr. Richard Patterson, Jr.

Chairman Mucchetti noted that this discussion was also to look at a possible zoning amendment to the CBD Zone to include the use of manufacturing with retail.

Mr. Patterson Sr. gave a brief presentation explain how he and his son with to take a portion of the upstairs and downstairs of the building at 21 Governor Street and convert it into a microbrewery/brew pub.

Commission consensus was they liked the idea and felt that this use would be a good fit in the CBD Zone.

- 3. Affordable housing discussion and update - % Chair and Assistant Planner**

The Commission reviewed a handout by Assistant Planner Schnell which showed what other Towns and States are doing in regard to affordable housing zones or incentives, the beginnings of drafting a possible Regulation, and the financials of what a developer could produce in income using a possible regulation versus an 8-30g project. The Commission liked his ideas but noted there needs to be more. What regulation could the Commission draft that would sway a developer away from coming in, buying three lots on Main Street and building a skyscraper? The Commission is charged with protecting the character of the Town while meeting the need for affordable housing.

Commission consensus was to continue discussions and address the following items before the next discussion:

- **Meet with First Selectman Marconi to discuss tax incentives, right of first refusals and an affordable housing fund.**
- **Research the concept of TIF – Tax Increment Financing for individual properties or a group of properties in a certain area.**
- **Analyze the density and setbacks and parking requirements of existing affordable housing projects to visualize the maximum number of units**

and amount of coverage the Commission could potentially permit under a new regulation.

- **Commissioners will individually drive by the existing affordable housing projects.**
- **When drafting a regulation, if a proposal is in a business zone, the first floor should be a business use.**

COMMISSION WALKS

There were no Commission walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

1. A letter dated 8/31/16 from Mobilitie regarding new wireless infrastructure facilities along State right-of-ways. Chairman Mucchetti suggested and **Commission consensus was to place this item on the 10/4/16 Agenda for discussion.**

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes of September 06, 2016 as amended. Motion carried 7-0-1. Ms. Masters abstained.

Mr. Zeck motioned, Mr. Hanlon seconded to approve the Meeting Minutes of September 13, 2016 as amended. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

October 04, 2016:

- **#2016-073-REZ: Zone Change Application, 108 Danbury Road and 130 Danbury Road, Fred's Servicercenter, Inc. and Kelly Copps Hill Realty LLC.**

Hearing no further discussion, the Chairman adjourned the meeting at 9:00 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary