

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

March 22, 2016

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

Also Present: Betty Brosius, Wetland Agent
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

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

At 9:03 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **IF PUBLIC HEARING IS CLOSED: #2016-012-REZ-SP-SR:** Summary Ruling Application for excavation and disturbance within the upland review area of an intermittent watercourse in conjunction with a Special Permit Application and Zone Change Application for the construction of five (5) detached single-family dwelling units at **509 Main Street** in the SD-R20 Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell Esq. Statutorily Received 2/2/2016. 65 days for public hearing 4/07/2016. Hearing held 3/16/2016. 35 days for a decision 04/26/2016. For discussion and action.*

This Public Hearing did not close and has been continued to 4/12/16.

2. **#2016-018-SR:** Summary Ruling application under Sec.7.5 of the Inland Wetlands and Watercourses Regulations for regulated activities for single-family residential development on a vacant lot consisting of 3.902± acres at **85 Bridle Trail (Lot 1- also fronting on Spring Valley Road)**, in the RAAA zone. *Applicant/Owner: Sandford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust. Authorized Agent: Robert R. Jewell ESQ. 65 days for a decision 5/5/2016. Statutorily received on 3/1/2016. Draft approval requested on 3/15/2016. For discussion and action.*

Agent Brosius explained that she had reviewed the draft Resolution of Approvals with legal counsel. She had suggestions to incorporate the Conservation Commission comments made in their letter of March 22nd. She suggested that wording regarding plans depicting the upland review area and the clearing line and maintenance of catch basins be inserted into the conditions for the Resolutions of Approvals for Items #2, #3, and #4 shown above and below.

Mr. Katz motioned, Ms. Masters seconded to adopt the Proposed Resolution of Approval dated 3/18/16 as amended. Motion carried 9-0.

3. **#2016-019-SR:** Summary Ruling application under Sec.7.5 of the Inland Wetlands and Watercourses Regulations for regulated activities for single-family residential development on a vacant lot consisting of 3.281± acres at **87 Bridle Trail (Lot 2)** in the RAAA zone. *Applicant/Owner: Sanford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust. Authorized Agent: Robert R. Jewell ESQ. 65 days for a decision 5/5/2016. Statutorily received on 3/1/2016. Draft approval requested on 3/15/2016. For discussion and action.*

Mr. Katz motioned, Mr. Chipouras seconded to adopt the Proposed Resolution of Approval dated 3/21/16 as amended. Motion carried 9-0.

4. **#2016-020-SR:** Summary Ruling application under Sec.7.5 of the Inland Wetlands and Watercourses Regulations for regulated activities for single-family residential development on a vacant lot consisting of 3.606± acres at **89 Bridle Trail (Lot 3)** in the RAAA zone. *Applicant/Owner: Sandford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust. Authorized Agent: Robert R. Jewell ESQ. 65 days for a decision 5/5/2016. Statutorily received on 3/1/2016. Draft approval requested on 3/15/2016. For discussion and action.*

Mr. Katz motioned, Mr. Chipouras seconded to adopt the Proposed Resolution of Approval dated 3/21/16 as amended. Motion carried 9-0.

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:

Mr. Fossi motioned, Mr. Chipouras seconded to approve the Meeting Minutes for March 15, 2016 as presented. Motion carried 9-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Continued:

- **#2016-012-REZ-SP-SR:** Summary Ruling, **509 Main Street**, 509 Main Street, LLC.

This Public Hearing has been continued to April 12, 2016.

April 19, 2016:

- **#2016-025-SP-FP-SR:** Summary Ruling application, **4 Wooster Street**, *Lisa and Matthew Conway*

Hearing no further discussion, the Chairman adjourned the meeting at 9:12 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.

March 22, 2016

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

Also Present: Betty Brosius, Director of Planning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

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

At 9:12 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **IF PUBLIC HEARING IS CLOSED: #2016-012-REZ-SP-SR:** (1) Zone Change Application under section 9.2.C pursuant to Section 4.5 (Main Street Design District-MSDD) in the Ridgefield Zoning regulations to change the underlying SD-R20 Zone to the MSDD Floating Zone, and (2) Application for Special Permit under Section 9.2 for construction of five (5) detached single-family dwelling units and related site work on .859± acres of land located at **509 Main Street** in the SD-R20 Zone. *Owner/ Applicant: 509 Main Street, LLC. Authorized Agent: Robert R. Jewell Esq. Statutorily Received 2/2/2016. 65 days for public hearing 4/07/2016. Hearing held 3/16/2016. 35 days for a decision 04/26/2016. For discussion and action.*

This Public Hearing did not close and has been continued to 4/12/16.

2. **#2016-009-REV (SP)-REV(VDC):** (1) Revision to Special Permit for the modification of previously approved plans, replacing a single structure with a building of reduced size and a storage shed, and (2) Revision to the Village District Application at **29 Prospect Street** in the CBD zone. *Applicant/Owner: 29 Prospect Street, LLC. Authorized Agent: Philip Doyle. 65 days for action 05/12/2016. Discussed 03/08/2016. For discussion and decision.*

Also Present: Philip Doyle, LADA, P.C.
Craig Sinclair, Ridgefield Supply

Mr. Doyle and Mr. Sinclair gave a brief presentation regarding changing the gate system, reducing the size, roof direction & roof materials of Building #3, adding a shed, and removal of the approved street lights at the suggestion of Mr. Fisher, Town PE because of no Town power lines available and the expense to extend the lines from The Prospector.

Noted was the following:

- Sensitivity has been considered in regard to the proportions and size of Building 3, relative to the Gallo Restaurant next door.
- The VDC is favorable to the changes.
- The height of Building 3 will be lower and the new asphalt roof material replacing a metal roof will prevent sliding snow off, increasing safety for the patrons in the front of the building.
- The Commission was disappointed but understood Mr. Fisher's reasoning for the removal of the street lights.

Mr. Chipouras motioned, Mr. Hanlon seconded to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 9-0.

Mr. Katz motioned, Mr. Chipouras seconded to approve the above revision to the Village District application as presented and as a Final Resolution with standard conditions. Motion carried 9-0.

3. Discuss proposed amendment to Accessory Dwelling Unit regulations.

The above Item #3 was tabled and placed on the 4/5/16 Agenda for discussion.

NEW ITEMS

5. **#2007-083-SPA:** Request for 5-year extension of Site Plan Approval granted on 5/15/07, for a 21-unit multi-family development approved under the now-repealed Multifamily Residence R-5 Zone (15 unit/acre) for property located at **63-67 Prospect Street**, now zoned MFDD. *65 days for action 05/26/2016. Owner/Applicant: The Giardini Limited Partnership. For receipt, discussion and action.*

Planner Brosius explained her Memorandum and attachments dated 3/17/16 regarding the applicant's request for a 5-year extension and how if there were no significant changes to the original site plan approved, State Statutes requires the Commission to approve the extension.

Mr. Hanlon motioned, Mr. Chipouras seconded to approve the above 5-year extension as presented. Motion carried 8-1. Mr. Katz was opposed.

- 6. #2016-027-VDC:** Village District application for two (2) front facing awnings and one (1) rear facing awning at **398 Main Street** in the CBD zone. *Applicant: Coldwell Banker. Record Owner: William R. Deickler % Masonic Temple Association. Authorized Agent: Virgil Williams. 65 days for action 05/26/2016. For receipt, discussion and action.*

Mr. Katz motioned, Mr. Chipouras seconded to approve the above Village District application as presented and approved by the VDC and as a Final Resolution with standard conditions. Motion carried 9-0.

COMMISSION WALKS

There were no Commission walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following correspondence.

1. A letter dated 3/17/16 from the Land Conservancy of Ridgefield which states they are applying for Accreditation and would like comments from P&Z. Chairman Mucchetti suggested that a letter be drafted and discussed at the 4/5/16 meeting.
2. UConn is holding a free basic training seminar to be held on Wednesday, 3/30 and 4/6/16 from 6:30pm to 8:00pm for such items as legal requirements and procedures, roles of P&Z Commissions, and how to read plans.

MINUTES

For Approval:

Mr. Chipouras motioned, Mr. Hanlon seconded to approve the Meeting Minutes for March 15, 2016 as presented. Motion carried 9-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Continued:

- **#2016-012-REZ-SP-SR:** Special Permit, **509 Main Street, 509 Main Street, LLC.**

This Public Hearing has been continued to April 12, 2016.

April 5, 2016:

- **(Continued) #2016-014-SP:** Special Permit, **27R West Lane**, *JBHS Building, LLC*
- **#2016-016-SP:** Special Permit, **321 Florida Hill Road**, *Brian J. Truskowski*
- **#2016-26-SP:** Special Permit, **435 Old Sib Road**, *Rocco Belmonte*

April 19, 2016:

- **#2016-025-SP-FP-SR:** Special Permit application, **4 Wooster Street**, *Lisa and Matthew Conway*

May 3, 2016:

- **#2016-006-A:** Amendment/ Drainage Requirements and Stormwater Management
- **#2016-007-A:** Amendment/ Excavation, Filling and Grading

Hearing no further discussion, the Chairman adjourned the meeting at 9:50 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION
INLAND WETLANDS BOARD
EXECUTIVE SESSION

March 22, 2016

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

Also Present: Betty Brosius, Director of Planning

At 9:50 p.m., Chairman Mucchetti asked for a motion to go into Executive Session, with the Director of Planning/Inland Wetlands Agent to attend.

Mr. Chipouras motioned, seconded by Mr. Fossi, to enter into executive session. The motion passed, 9-0.

Discussion was held regarding recommendations of peer review interviews for Planning Director vacancy.

At 7:30 p.m., Chairman Mucchetti asked for a motion to come out of Executive Session.

Mr. Hanlon motioned, seconded by Mr. Chipouras, to come out of Executive Session. The motion passed, 9-0.

There were no motions, no votes and no actions taken during the Executive Session. The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Betty Brosius
Director of Planning