

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

March 8, 2016

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

Absent: Stephen Cole
Di Masters

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

A Planning and Zoning Public Hearing was held prior to the meeting.

At 7:53 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2016-003-SR-FP:** Summary Ruling application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the repair of an existing rock wall located within a watercourse and construction of a new rock wall at **157 Mountain Road** in the RA zone. *Applicant/Record Owner: R Lorenzo DeNino. Statutorily Received 1/19/2016. 65 days for a decision 3/24/2016. Draft Resolution of Approval requested for 3/01/2016. Tabled for a lack of quorum on 3/01/2016. For discussion and decision.*

For the record, Mr. Dunphy was recused and Mr. Jack Kace was in attendance for the Conservation Commission.

The Commission noted that the Conservation Commission still wanted the wall to be 12" in height. Following discussion, a motion was made to approve the application as submitted because the wall was pre-existing, it will be rebuilt as a dry wall with no additional material added, no concrete or mortar will be used, and it will continue to be small in height and length to allow the passage of aquatic animals.

Mr. Fossi motioned, Mr. Chipouras seconded to adopt the Proposed Resolution of Approval dated 2/23/16 as amended. Motion carried 6-0-1. Mr. Dunphy was recused.

NEW ITEMS

2. **#2016-025-SP-FP-SR:** Summary Ruling under Sec. 7.5 of the Inland Wetlands and Watercourses regulations to permit prior grading and filling within the wetlands on 1.39± acres at **4 Wooster Street** in the RAA zone. *Applicant/Record Owner: Lisa and Matthew Conway. 65 days for a decision 05/12/2016. For receipt, schedule walk, schedule discussion date or public hearing.*

Mr. Chipouras motioned, Mr. Fossi seconded to receive the above Summary Ruling application, to schedule a Board walk for 3/13/16 and to schedule a Public Hearing for 4/19/16. Motion carried 7-0.

BOARD WALKS

Scheduled:

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

The above Board walk was scheduled for March 13, 2016.

Scheduled Walks:

March 13, 2016

- **#2016-018-SR:** Summary Ruling application, **85 Bridle Trail (Lot 1- also fronting Spring Valley Road)**, *Sandford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust*
- **#2016-019-SR:** Summary Ruling application, **87 Bridle Trail (Lot 2)**, *Sandford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust*
- **#2016-020-SR:** Summary Ruling application, **89 Bridle Trail (Lot 3)**, *Sandford Buchsbaum Trustee of the Selma Buchsbaum Rev. Trust*

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the distribution of 3 Notices of Violations of activity in an upland review area or a wetland/watercourse without a permit. All violations were issued by Ms. Beth Peyser, Inland Wetlands Agent.

MINUTES

For Approval:

Mr. Chipouras motioned, Mr. Hanlon seconded to approve the Meeting Minutes for March 1, 2016 as presented. Motion carried 6-0-1. Mr. Fossi abstained.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Scheduled:

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

The above Public Hearing was scheduled for April 19, 2016.

March 22, 2016:

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

Hearing no further discussion, the Chairman adjourned the meeting at 8:07 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 8, 2016

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

Absent: Stephen Cole
Di Masters

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

A Planning and Zoning Public Hearing was held prior to the Inland Wetland Meeting.

At 8:07 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2016-003-SR-FP:** Flood Plain Development Application under Sec. 11.5 in the Zoning Regulations for the repair of an existing rock wall located within a watercourse and construction of a new rock wall at **157 Mountain Road** in the RA zone. *Applicant/Record Owner: R Lorenzo DeNino. Statutorily Received 1/19/2016. 65 days for a decision 3/24/2016. Draft Resolution of Approval requested 3/01/2016. Tabled for a lack of quorum on 3/01/2016. For discussion and decision.*

For the record, Mr. Dunphy was recused.

Mr. Fossi motioned, Mr. Zeck seconded to adopt the Proposed Resolution of Approval dated 2/24/16 as amended. Motion carried 6-0-1. Mr. Dunphy was recused.

2. **#2015-093-A-REZ:** (1) Amendment to the Ridgefield Zoning Regulations to add new Section 5.6 “Neighborhood Business Zone”, creating a new zone allowing a mix of business and residential uses, and (2) re-zoning six parcels encompassing ±5.4 acres at the intersection of State Routes 7 and 35 (Ethan Allen Highway and Danbury Road) from B-2 Business Zone to NBZ (Neighborhood Business Zone), an area that includes the following properties: 590 Danbury Road, 598 Danbury

Road, 603 Danbury Road, 955 Ethan Allen Highway, 963 Ethan Allen Highway, 967 Ethan Allen Highway, 971 Ethan Allen Highway, and 975 Ethan Allen Highway. *Distributed 12/15/2015. For discussion and decision.*

Also Present: Mr. Richard Baldelli, ZEO

After a brief discussion, a motion to approve the Amendment to the Zoning Regulations was made due to the following reasons:

- The Zone change conforms to the 2010 Ridgefield Plan of Conservation and Development.
- The Commission, the Planner and Mr. Baldelli, ZEO believe bringing these six properties into compliance will ensure proper Planning & Zoning control of existing and potential land uses, will protect the scale of such area by placing restrictions on the size of the uses, and will protect the streetscape of the entryway into the Town of Ridgefield through architectural and site designs standards.
- Any new proposals will be based on the availability of sewers in the area.
- The Commission did acknowledge the potential for some increase in traffic with uses permitted in this zone change.
- With the approval of the regulations, the Legal Notice will be published in the Ridgefield Press on Thursday, March 17th with the effective date of to be Friday, March 18th. Part (2), the re-zoning of the six parcels and adoption of the change to the zoning map. will be placed on the March 22nd Agenda for discussion and action.

Mr. Katz motioned, Mr. Fossi seconded to approve the Amendment to the Zoning Regulations dated 1/12/16 as amended. Motion carried 7-0.

3. **#2016-006-A:** Proposed new Section 7.14-Drainage Requirements and Stormwater Management, amendments to Section 2.2-Definitions for Impervious Surfaces and amendments to Section 7.6-Erosion and Sediment Control of the Ridgefield Zoning Regulations. *Distributed 2/16/2016. Commission Initiated. Discussed 2/16/2016. Tabled for further review 3/1/2016. For discussion and schedule public hearing.*

Also Present: Mr. Richard Baldelli, ZEO

After a brief discussion with a few amendments made to the proposed regulations, it was noted:

- Item B, “Applicability” does not include repaving of existing paved surfaces.
- The Conservation Commission gave their general agreement to this draft amendment.

- Mr. Baldelli approves the adoption of the zoning amendment stating there needs to be more regulation to protect downstream properties.

Mr. Fossi motioned, Mr. Katz seconded to approve the revisions to the draft regulations dated 3/8/16 and to schedule a Public Hearing for the proposed amendment for 5/3/16. Motion carried 7-0.

- 4. #2016-007-A:** Proposed amendments to Section 7.5- Excavation, Filling and Grading of the Ridgefield Zoning Regulations. *Distributed 2/16/2016. Commission Initiated. Discussed 2/16/2016. Tabled for further review 3/1/2016. For discussion and schedule public hearing.*

Also Present: Mr. Richard Baldelli, ZEO

Mr. Baldelli explained that the proposed regulation of minor excavation, filling and grading at more than 49 cubic yards (decreased from 99 cubic yards) is the equivalent of regulating as much as 8-10 truckloads of earth material. 100 c.y. of material is anywhere from 16-20 truckloads of earth material in trucks the size of the snow plow dump trucks used by the Town; 50 c.y. is about 8-10 truckloads of earth material, which includes rock, dirt and gravel (but not mulch). The non-regulation of less than 50 cubic yards, he added, is ample to exempt most customary landscaping needs.

After a brief discussion, Mr. Hanlon motioned, Mr. Zeck seconded to approve the revisions to the draft proposed zoning regulation dated 1/19/16 and to schedule a Public Hearing for the amendment for 5/3/16. Motion carried 7-0.

NEW ITEMS

- 5. #2016-025-SP-FP-SR:** (1) Special Permit Application under Section 9.2.A.7 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for approval of an existing accessory dwelling unit above a garage, and (2) Site Plan Application for Flood Plain Development under Section 11.5 for the approval of prior grading and filling and shed construction within the flood plain on 1.39± acres at **4 Wooster Street** in the RAA zone. *Owner/Applicant: Lisa and Matthew Conway. 65 days to schedule a public hearing 05/12/2016. For receipt, schedule walk and public hearing.*

Mr. Chipouras motioned, Mr. Dunphy seconded to receive the above Special Permit and Flood Plain (Site Plan) applications, to schedule a Commission walk for 3/13/16 and to schedule a Public Hearing for 4/19/16. Motion carried 7-0.

- 6. #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. For receipt of revision to the special permit, schedule walk if needed, and action.*

Mr. Dunphy motioned, Mr. Chipouras seconded to receive the above Revision to the Special Permit and Village District applications, to have the Commissioners visit the property as individual Commissioner drive-bys, and to place this item on the 3/22/16 Agenda. Motion carried 7-0.

Mr. Chipouras motioned, Mr. Dunphy seconded to approve adding the following item to the Agenda. Motion carried 7-0.

7. Update PD interview process % the Chair

Chairman Mucchetti updated the Commission on the Director of Planning interview process by stating that Ms. Fernandez, Director of Human Resources, has chosen 5 of the 9 applications to go forward for the peer review interviews scheduled for 3/21/16.

Commission consensus was to place the peer review recommendations on the 3/22/16 Agenda for discussion and to schedule a tentative Executive Session for 3/24/16, for 6:30pm for candidate interviews.

COMMISSION WALKS

Scheduled:

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

This Commission walk was scheduled for March 13, 2016.

- **#2016-009-REV (SP)-REV(VDC):** Revision to Special Permit, **29 Prospect Street**, *29 Prospect Street, LLC*

It was decided that Commissioners would visit the property as individual Commissioner drive-bys.

Scheduled Walks:

March 13, 2016

- **#2016-014-SP:** Special Permit, **27R West Lane**, JBHS Building, LLC
- **#2016-015-SP:** Special Permit, **14 Market Street**, Eric and Amy Freidenrich

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

Mr. Dunphy motioned, Mr. Zeck seconded to approve the Meeting Minutes for March 1, 2016 as amended. Motion carried 6-0-1. Mr. Fossi abstained.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Scheduled:

- **#2016-006-A:** Proposed new Section 7.14-Drainage Requirements and Stormwater Management, amendments to Section 2.2-Definitions for Impervious Surfaces and amendments to Section 7.6-Erosion and Sediment Control of the Ridgefield Zoning Regulations. *Commission Initiated.*
- **#2016-007-A:** Proposed amendments to Section 7.5- Excavation, Filling and Grading of the Ridgefield Zoning Regulations. *Commission Initiated.*

The above two Public Hearings were scheduled for May 3, 2016.

- **#2016-025-SP-FP-SR:** (1) Special Permit Application and (2) Site Plan Application **4 Wooster Street**, *Lisa and Matthew Conway.*

The above Public Hearing was scheduled for April 19, 2016.

March 8, 2016:

- **# 2015-093-REZ-A;** Amendment/ Neighborhood Business Zone

March 15, 2016:

- **#2016-014-SP:** Special Permit, **27R West Lane**, Jason Aintabi
- **#2016-015-SP:** Special Permit, **14 Market Street**, *Eric and Amy Freidenrich*

March 22, 2016:

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

April 5, 2016:

- **#2016-016-SP:** Special Permit, **321 Florida Hill Road**, *Brian J. Truskowski*

Hearing no further discussion, the Chairman adjourned the meeting at 9:35 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary