

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

February 16, 2016

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

Absent: Peter Chipouras
Tim Dunphy
George Hanlon

Also Present: Betty Brosius, Wetland Agent
Adam Schnell, Assistant Wetland Agent

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

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

PENDING ITEMS

1. **#2016-003-SR-FP:** Summary Ruling Application 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. For discussion and decision.*

Also Present: Mr. R Lorenzo DeNino

For the record, the above discussion was combined with the Flood Plain Management application under Planning and Zoning with votes and discussion being handled separately.

Mr. DeNino gave a brief presentation describing his proposal to repair four walls on his property. Of most concern was the wall nearest to the water. Established were the following points:

- Received by the Commission and the applicant were letters from Ms. Beth Peyser, Inland Wetlands, Mr. Richard Baldelli, ZEO and the Conservation Commission. The Conservation Commission letter was a draft.
- The applicant did not know he was in violation of the Wetlands regulations and is trying to remedy the situation. He did meet with Mr. Baldelli and Ms. Peyser.

- The wall is approx. 22 – 25 feet from Rainbow Lake (with the lake at a lower level), approx. 38 feet in length and will be approx. 18-24 inches in height.
- The intent is to rebuild and restore this wall along the lake by restacking the existing rocks which have been there for many years. No equipment will be used, no additional material such as fill or concrete will be used and no more digging will be conducted.
- The work needs to be done before the raising of the lake in the spring because some of the wall in high water is in the water.
- There are gaps in the wall which must remain for the aquatic and semi-aquatic species movements.
- Hay bales and erosion control methods will be used for the upper walls repairs.
- Regarding the Flood Plain Management, the proposed project will not raise the water level.

Vice Chairman Fossi motioned, Ms. Masters seconded to have the Planner prepare a draft a Resolution of Approval with standard conditions and the following conditions:

- **No equipment and no additional construction material will be used.**
- **No further digging will be conducted.**
- **Hay bales and erosion controls will be used for the upper walls.**
- **Gaps in the walls must remain.**

Motion carried 5-0-1. Mr. Katz abstained citing the Conservation Commission letter which is still at draft stage.

NEW ITEMS

There are no new items.

BOARD WALKS

The following walks took place on **February 14, 2016**

- 157 Mountain Road
- 509 Main Street

REQUESTS FOR BOND RELEASES/REDUCTION

There are no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following piece of correspondence:

1. A letter dated 2/3/16 from Mr. Michael Eppoliti to the Conservation Commission regarding an article in the Ridgefield HamletHub.

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For Approval:

Mr. Katz motioned, Mr. Zeck seconded to approve the Meeting Minutes for February 2, 2016 as presented. Motion carried 5-0-1. Mr. Cole abstained.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

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 8:00 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary
(Per the Audio Tapes)

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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

February 16, 2016

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

Absent: Peter Chipouras
Tim Dunphy
George Hanlon

Also Present: Betty Brosius, Director of Planning
Adam Schnell, Assistant Director of Planning

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

At 8:01 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2016-003-SR-FP:** Flood Plain Management Application 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. For discussion and decision.*

Also Present: Mr. R. Lorenzo DeNino

For the record, the above discussion was combined with the Summary Ruling application under Inland Wetlands with the vote and discussion handled separately. Further, see the Inland Wetlands Board meeting for a summary of the discussion.

Mr. Katz motioned, Ms. Masters seconded to have the Planner draft a Resolution of Approval with standard conditions and the condition that the proposed project will not raise the flood plain level. Motion carried 6-0.

NEW ITEMS

2. **#2016-006-A:** Proposed new Section 7.14-Drainage Requirements and Stormwater Management and amendments to Section 7.6-Erosion and Sediment Control of the Ridgefield Zoning Regulations. For discussion and schedule public hearing.

The above item has been continued to March 1st for discussion and to set a Public Hearing date.

3. **#2016-007-A:** Proposed amendments to Section 7.5- Excavation, Filling and Grading of the Ridgefield Zoning Regulations. For discussion and schedule public hearing.

The above item has been continued to March 1st for discussion and to set a Public Hearing date.

4. **#2016-014-SP:** Special Permit Application under Section 3.2.C.2 of the Zoning regulations to permit an institutional facility to operate within a portion of an existing two family house for religious education and assembly purposes at **27R West Lane** in the RA zone. *Applicant: Rabbi Deitsch. Owner: Jason Aintabi. Authorized Agent: Lawrence Spector. 65 days for a decision 4/21/2016. For receipt, and schedule walk and public hearing.*

Vice Chairman Fossi motioned, Mr. Zeck seconded to receive the above Special Permit application, to schedule a Commission walk for 3/13/16 and to schedule a Public Hearing for 3/15/16. Motion carried 6-0.

5. Distribution of requested affordable housing information.

Mr. Schnell explained his packet of Action Items: January 12, 2016 noting the following items:

- Item 1, a list of available rentals at 8-30g rent rates, produced only 7 units and unless landlords can be reached easily it would prove to be a time consuming and cumbersome process for the office to continue to gather more information.
- Item 2, identifying town-owned land, resulted in no developable land of town- owned properties for affordable housing. Added was that the Schlumberger property of 12 acres will not be considered for housing by the study committee, which identified an amphitheater as the preferred use.
- Item 3 were the New Canaan regulations which may serve as a baseline model for Ridgefield. Again, the Commission wrestled with looking for incentives for builders to use the regulations when building affordable housing to keep down density and follow designs, setbacks and parking verses seeking to build under 8-30g.

Planner Brosius shared her conversation with Mr. Tim Hollister regarding the reasons for the restrictions on accessory apartments i.e.: must adjoin the main house or must use the same electric meter. Mr. Hollister replied that the restrictions were created in a 1997 Committee meeting and there was a strong possibility these restrictions could be lifted.

Planner Brosius has drafted a regulation to submit to the State but was told that because this was an election year, it would be best to submit the regulation next year.

Commission consensus to proceed was the Chair discussing tax incentives with the First Selectman, the office will study the creation of an overlay/floating zone regulation, and the office will invite 5 local developers who have built prior 8-30g projects in Town to the 3/29/16 Commission meeting for discussions to try to establish what would be good incentives for development under Ridgefield regulations verses 8-30g.

6. 509 Main Street. Proposed scope for peer review and overview of billing process. c/o P.D.

In follow up to the discussion in the 2/2/16 Commission meeting, Planner Brosius explained her packet prepared for the Commission of prior practices in peer review and billing and the current request for an estimate for consulting services dated 2/17/16 to Ms. Terri-Ann Hahn, LADA, PC. for 509 Main St. After a brief discussion and a few amendments to the request for consulting services for Ms. Hahn, the Commission thanked Ms. Brosius for the update.

7. Director of Planning interview process % the Chair and Vice Chair.

Chairman Mucchetti and Vice Chairman Fossi reported their meeting with Ms. Laurie Fernandez, Director of Human Resources for the Town of Ridgefield. Of note was that only the Chair will attend the peer review interviews with the candidates but that the Commission would be able to see all resumes and would be able to interview all candidates should they wish. Further, the interviews will be held in Executive Session with the vote to hire being in Public Session. Planner Brosius asked to meet with the candidates one-on-one because only she knows the day to day process in the Ridgefield office. Established was that Ms. Brosius will be in the Executive Session interviews.

Mr. Cole motioned, Ms. Masters seconded to add the following item to the Agenda. Motion carried 6-0.

8. **#2016-015-SP:** Special Permit under section 3.3.D.1 of the zoning regulations to remove an age restriction on an accessory dwelling unit, previously approved through site plan approval under section 3.3.C.2 of the zoning regulations on 2.12 acres at **14 Market Street** in the RA zone. *Owner/Application: Eric and Amy Freidenrich. 65 days for action 04/21/2016. For receipt, schedule walk if needed, schedule public hearing.*

Vice Chairman Fossi motioned, Ms. Masters seconded to receive the above Special Permit application, to schedule a Commission walk for 3/13/16 and to schedule a Public Hearing for 3/15/16. Motion carried 6-0.

COMMISSION WALKS

Scheduled:

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

The above two Commission walks were scheduled for March 13, 2016.

The following site walks were held on **February 14, 2016**

- 157 Mountain Road
- 509 Main Street

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following pieces of correspondence.

1. AAC report dated 2/9/16 regarding 509 Main St.
2. An article in the Hartford Courant dated 2/11/16 and titled "Lawmakers Want General Assembly to Take Up Pot Bill".
3. An article in the American Planning Association titled "Could You Bnb My Neighbor?"
4. An article in the CT Mirror dated 2/10/16 and titled "Connecticut slowly embraces a new approach to zoning".

MINUTES

For Approval:

Vice Chairman Fossi motioned, Ms. Masters seconded to approve the Meeting Minutes for February 2, 2016 as amended. Motion carried 5-0-1. Mr. Cole abstained.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Scheduled:

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

The above two Public Hearings were scheduled for March 15, 2016.

March 8, 2016:

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

March 22, 2016:

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

Hearing no further discussion, the Chairman adjourned the meeting at 9:20 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary
(Per the Audio Tapes)