

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

February 2, 2016

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

Absent: Stephen Cole  
Mark Zeck

Also Present: Adam Schnell, Assistant Planner

*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**

There were no pending items.

**NEW 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 receipt, schedule walk*

**Vice Chairman Fossi motioned, Mr. Katz seconded to receive the above Summary Ruling application, to schedule a Board walk for 2/14/16 and to place this item on the 2/16/16 Agenda. Motion carried 7-0.**

2. **#2016-012-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. *65 days for public hearing 4/07/2016. For receipt, scheduling site walk, and setting hearing date.*

**Mr. Chipouras motioned, Vice Chairman Fossi seconded to receive the above Summary Ruling application, to schedule a Board walk for 2/14/16 and to schedule a Public Hearing for 3/22/16. Motion carried 7-0.**

## **BOARD WALKS**

### **Scheduled:**

- **#2016-003-SR:** Summary Ruling, **157 Mountain Road**, R Lorenzo DeNino
- **#2016-012-SP-SR:** Summary Ruling, **509 Main Street**, 509 Main Street, LLC.

**The above Board walks above were scheduled for 2/14/16.**

## **REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

## **CORRESPONDENCE**

Chairman Mucchetti noted the following correspondence:

1. Memorandum from Beth Peyser, Inland Wetlands Agent/Conservation Inspector and Richard Baldelli, Zoning Enforcement Officer regarding violations in the Rainbow Lake neighborhood.

## **MINUTES**

### **For Approval:**

**Mr. Hanlon motioned, Mr. Dunphy seconded to approve the Meeting Minutes for January 12, 2016 as presented. Motion carried 6-0-1. Mr. Chipouras abstained.**

### **For Distribution:**

There were no Meeting Minutes to distribute.

## **PUBLIC HEARINGS**

### **Scheduled:**

- **#2016-012-SP-SR:** Summary Ruling Application **509 Main Street**, 509 Main Street, LLC. Authorized Agent: Robert R. Jewell Esq.

**The above Public Hearing has been scheduled for March 22, 2016.**

Hearing no further discussion, the Chairman adjourned the meeting at 7:34 PM.

Respectfully Submitted,

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

UNAPPROVED / UNREVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

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

February 2, 2016

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

Absent: Stephen Cole  
Mark Zeck

Also Present: Adam Schnell, Assistant Planner

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

At 7:34 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

1. **#2016-004-REV (SP):** Request for Revision to the Special Permit for 20 additional parking spaces at **195 Danbury Road** in the RAA zone. Applicant/Owner: Town of Ridgefield. Authorized Agent: Paul Roche, Director of Parks and Recreation. *Statutorily received 1/19/2016. 65 days for action 3/24/2016. For receipt and discussion.*

Also Present: Paul Roche, Director Parks and Rec.  
Justin Lawrence, Parks and Rec.

There was a brief presentation noting the expiration of the Summary Ruling wetlands permit to add a soccer field and parking spaces in the upland review area approved in 2003, and of the current proposal to add 20 new spaces. The closest wetland was shown to be approximately 150 ft away and is outside of the upland review area. Established was that 3 trees and a lamp post will be moved and not removed.

**Mr. Katz motioned, Mr. Chipouras seconded to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 7-0.**

2. **#2016-009-REV (SP)-REV-(VDC):** Request for Revision to the Village District Application for the modification of previously approved plans, replacing a single structure with a building of reduced size and a storage shed at **29 Prospect Street** in the CBD zone. Applicant/Owner: Prospect Street. LLC. Authorized Agent: LADA, P.C. *65 days for action 4/07/2016. For receipt. (Revision to the Special Permit anticipated 02/09/16)*

**The above item has been tabled pending the applicant's response to the VDC report and the revision to the Special Permit application.**

3. **#2016-003-SR-FP:** Site Plan Application for Floodplain Development in conjunction with 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. *65 days for action 4/07/2016. For receipt, schedule walk and set discussion date.*

**Mr. Chipouras motioned, Mr. Katz seconded to receive the above Site Plan application, to schedule a Commission walk for 2/14/16 and to place this item on the 2/16/16 Agenda. Motion carried 7-0.**

4. **#2016-011-REV (SP):** Revision to the Special Permit to enclose an existing patio and construct an exterior fireplace at **1 Grove Street** in the CBD zone. Applicant/Owner: Raffaele Gallo / 5 Grove St. LLC. Authorized Agent: Ron Rucolas. *65 days for action 4/01/2016. For receipt and discussion.*

Also Present: Michele Myers, Doyle Coffin Architecture  
Ron Rucolas  
Raffaele Gallo, Owner

There was a brief presentation explaining the proposal to enclose the north 456 sf patio with temporary bi-fold windows and to install a gas fireplace to use this space during the winter months. The required number of parking spaces would increase from 57 to 63, but the Commission noted the valet parking which is currently used, and the parking agreements between the neighboring law office, Nature Temptations, and the future shared spaces with Ridgefield Supply- in approximately one year. The proposed legal parking agreement with Ridgefield Supply was attached to the application.

**Mr. Katz motioned, Ms. Masters seconded to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions and the conditions stated in the Planner's report. Motion carried 6-0-1. Mr. Dunphy abstained.**

5. **#2016-012-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. *65 days for public hearing 4/07/2016. For receipt, scheduling site walk, and setting hearing date.*

The Commission discussed peer review and limiting the scope of the peer review to specific items with detailed itemized invoices to be reviewed by the Commission. Further discussions are planned with input from the Planner as to past practices.

**Ms. Masters motioned, Vice Chairman Fossi seconded to receive the above Summary Ruling application, to schedule a Board walk for 2/14/16, to schedule a Public Hearing for 3/22/16 and to approve consultant peer review for stormwater management and with a detailed phasing plan. Motion carried 7-0.**

6. Director of Planning interview process, % the Chair.

Chairman Mucchetti explained that the Director of Planning position has been posted on various websites and suggestions were made to add a few more. The end date for accepting applications is February 29<sup>th</sup> and two applications have been received so far. With a meeting with the Director of Human Resources still pending and noting the other aspects of the Planner's responsibilities unseen by the Commission, the following is the proposed interview process that the Commission would like to see.

- Peer review interviews of the remaining candidates with neighboring community Planners, the Director of Human Resources and Planner Brosius will be conducted to rank the candidates. Chairman Mucchetti and Vice Chairman Fossi are inquiring with the Director of Human Resources as to the Commission's ability to sit in on these peer review interviews and will report back to the Commission.
- The final list of candidates will come back before the Commission and the Inland Wetland Board for a final decision.

Assistant Planner Schnell coming from NY noted the vast differences between CT Regulations and NY Regulations and suggested that preference be given to candidates with experience in CT.

## COMMISSION WALKS

### Scheduled:

- **#2016-003-SR:** Floodplain Development, **157 Mountain Road**, R Lorenzo DeNino
- **#2016-012-SP-SR:** Special Permit, **509 Main Street**, 509 Main Street, LLC.

The above Commission walks were scheduled for 2/14/16.

## REQUESTS FOR BOND RELEASES/REDUCTION

7. **#2005-105-SR-SP:** Request for bond release for Phase II project development at **901 Ethan Allen Highway** (Ponds Edge Professional Park), in the amount of \$105,000. Owner: Ridgefield Professional Office Complex, LLC. PD recommends full release.

**Mr. Katz motioned, Mr. Hanlon seconded to approve the release of the bond in full for the amount of \$105,000 as requested. Motion carried 7-0.**

## CORRESPONDENCE

Chairman Mucchetti noted the following correspondence:

1. DRAFT proposed regulations amendment for Neighborhood Business Zone (with revisions requested on 1/12/2016). Of note was the Public Hearing scheduled for 3/8/16.
2. DRAFT proposed regulation amendment for Drainage and Stormwater Management an E&S. Schedule date for review. The Commission was asked to review this proposed regulation as it will be placed on agenda 2/9/16 for discussion and schedule a Public Hearing.
3. DRAFT proposed regulations amendment for Excavation, Filling and Grading. Schedule date for review. The Commission was asked to review this proposed regulation as it will be placed on agenda 2/9/16 for discussion and schedule a Public Hearing.
4. An email dated 1/15/16 from Planner Brosius to Attorney Tim Hollister regarding Accessory Apartments in 8-30g. Noted was that Attorney Hollister was not against the idea and that Planner Brosius has also reached out to Rep. John Frey, Housing Committee for his input on the topic.
5. Revised amendments for the Medical Marijuana zoning regulations.
6. Revised Table of Contents for the Zoning Regulations
7. A Landscaping plan for 509 Main St which was referred to the Tree Committee on behalf of the First Selectman.
8. A letter from Gerald Roche regarding bonds on the RVNA project.
9. AAC minutes for 509 Main St.
10. CT Quarterly. Chairman Mucchetti noted on Page 3 the article titled “Loss of Local Zoning Authority Proposed”. **Due to the significance of this proposal, Commission consensus was to have the Planner draft a letter to the State Representatives opposing this proposal.**

## **MINUTES**

### **For Approval:**

**Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes for January 12, 2016 as amended. Motion carried 6-0-1. Mr. Chipouras abstained.**

### **For Distribution:**

There were no Meeting Minutes distributed.

## **PUBLIC HEARINGS**

### **Scheduled:**

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

**The above Public Hearing has been scheduled for March 22, 2016.**

### **March 8, 2016:**

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

Hearing no further discussion, the Chairman adjourned the meeting at 8:33 PM.

Respectfully Submitted,

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