

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

July 26, 2016

Present: Peter Chipouras
Tim Dunphy
George Hanlon
John Katz
Di Masters
Mark Zeck
Rebecca Mucchetti, Chairman

Absent: Stephen Cole
Joseph Fossi

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.

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

PENDING ITEMS

1. **#2016-059-REV(SP) SR:** Summary Ruling under Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield for the construction of a parking lot with 173 spaces located within an upland review area and two wooden bridges over existing wetlands on ± 237.97 acres at **900 Ridgebury Road** in the CDD Zone. *Owner: Boehringer Ingelheim LTD. Applicant: Boehringer Ingelheim Pharmaceuticals, Inc. c/o Douglas Grevatt, Associate Director. Statutorily received 6/07/2016. Site walked 6/26/2016. Discussion held 6/28/2016 and 7/12/2016. Draft resolution requested on 7/12/2016. 65 days for a decision 8/11/2016. For discussion and action.*

Mr. Zeck motioned, Ms. Masters seconded to adopt the Proposed Resolution of Approval dated 7/26/16 on the above Summary Ruling application as presented. Motion carried 7-0.

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

Chairman Mucchetti noted two pieces of correspondence. No action was required.

1. Emails between Wetlands Agent Beth Peyser and NYCDEP regarding 14 Twopence Road.
2. Letter from Mr. Stephen Courtney dated 7/15/16 regarding 223 Mountain Rd and Bennetts Farm Rd.

MINUTES

For Approval:

Mr. Katz motioned, Mr. Zeck seconded to approve the Meeting Minutes for 7/19/2016 as presented. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 7:38 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.

July 26, 2016

Present: Peter Chipouras
Tim Dunphy
George Hanlon
John Katz
Di Masters
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman
(Arrived 7:47 PM)

Absent: Stephen Cole

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 Planning and Zoning Commission Meeting.

At 7:38 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2016-059-REV (SP) SR:** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the following site improvements: (1) construction of a parking lot containing 173 parking spaces; (2) two wooden bridges; and (3) provide additional A.D.A compliant handicap parking spaces in existing parking lots on ± 237.97 acres at **900 Ridgebury Road** in the CDD Zone. *Record Owner: Boehringer Ingelheim LTD. Applicant: Boehringer Ingelheim Pharmaceuticals, Inc. c/o Douglas Grevatt, Associate Director. Statutorily received 6/07/2016. Site walked 6/26/2016. Discussion held 6/28/2016 and 7/12/2016. Draft resolution requested on 7/12/2016. 65 days for a decision 8/11/2016. For discussion and action.*

Mr. Chipouras motioned, Mr. Hanlon seconded to adopt the Proposed Resolution of Approval dated 7/26/16 as amended on the above revision to the Special Permit. Motion carried 7-0.

2. **#2016-062-SP:** Special Permit Application under Section 9.2 per Section 3.2.C.2 of the Town of Ridgefield Zoning Regulations for the construction of an art storage building, attached to existing residential structure, with scheduled visits from the public on ± 16.72 acres at **200 Chestnut Hill Road** in the RAAA Zone.

Owner: Maurice Sendak Foundation. Applicant/Authorized Agent: C.V. Building Concepts (Richard Szentkuti). Statutorily received 6/14/16. 65 days to hold Public Hearing 8/18/2016. Site walked 6/26/2016. Public Hearing held 7/05/2016 and 7/13/2016. Draft resolution requested on 7/12/2016. 65 days for decision is 09/15/2016. For discussion and action.

For the record, Mr. Katz was recused.

Mr. Chipouras motioned, Mr. Zeck seconded to adopt the Proposed Resolution of Approval dated 7/26/16 as presented on the above Special Permit application. Motion carried 5-0-1-1. Mr. Katz was recused and Mr. Dunphy abstained.

3. **#2016-065-SP:** Special Permit Application under Section 9.2 per Section 3.2.2 of the Town of Ridgefield Zoning Regulations for the conversion of an existing residence into a museum, with a visitor's center and administrative office, in addition to minor site work on ± 1.12 acres at **152 Main Street** in the RA Zone. *Owner/Applicant: The Keeler Tavern Preservation Society, Inc. Authorized Agent: Robert R. Jewell, Esq. Statutorily received 6/21/2016. 65 days to hold a Public Hearing 8/25/2016. Site walked 6/26/2016. Public Hearing held on 7/12/2016. Draft resolution requested on 7/12/2016. 65 days for a decision 9/15/2016. For discussion and action.*

Mr. Chipouras motioned, Ms. Masters seconded to adopt the Proposed Resolution of Approval dated 7/26/16 as amended on the above Special Permit application. Motion carried 7-0.

For the record, at this point Mr. Fossi arrived for the meeting.

4. **#2016-068-REV(SP)-VDC:** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the construction of a lower level vestibule and alterations to previously approved floorplans at **27 Governor Street** in the CBD Zone. *Owner: Ridgefield Visiting Nurse Association. Applicant: Robert R. Jewell, Esq. Statutorily received on 7/19/2016. 65 days for action is 09/22/2016. For discussion and decision.*

Also Present: Attorney Robert Jewell

After a brief presentation and Mr. Jewell demonstrating that the proposed parking meets the requirements in the Regulations, the following motion was made.

Mr. Katz motioned, Mr. Chipouras seconded to approve the above revision to the Special Permit as presented and approved by the VDC and as a Final Resolution with standard conditions. Motion carried 8-0.

NEW ITEMS

5. **#2016-070-REV(SP):** Revision to the Special Permit under Section 9.2 per section 7.2.E of the Town of Ridgefield Zoning Regulations for the placement of

two single sided panels on an existing front entrance freestanding signboard and the erection of a rear entrance freestanding sign at **9 Ethan Allen Highway** in the B-1 Zone. *Owner: Erin Properties, LLC. Applicant: Spine and Sports Physical Therapy, LLC. Authorized Agent: Crossroads Signs-Paul Fitzpatrick. For receipt and decision.*

For the record, Vice Chairman Fossi was recused.

Also Present: Mr. Paul Fitzpatrick

After a brief presentation and a review of the AAC comments, there was a brief recess so Mr. Fitzpatrick could discuss with his client the AAC's recommendation that the building sign be split in two smaller signs to create a more symmetrical signage display on the second floor. Mr. Fitzpatrick returned stating his client agreed to the AAC recommendations and with that the following motion was made.

Mr. Katz motioned, Mr. Chipouras seconded to approve the above revision to the Special Permit as presented and amended by the AAC and as a Final Resolution with standard conditions. Motion carried 7-0-1. Mr. Fossi was recused.

- 6. #2016-069-PRE:** Pre-submission Concept Meeting to discuss the potential rezoning of **108 Danbury Road** from B-3 to B-1. *Applicant: Ken Slater, Esq. Withdrawn.*

Commission consensus was to acknowledge the withdrawal of the above Item #6 pre-submission concept.

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 pieces of correspondence. No action was required.

1. Village District Application for 400 Main St. Chairman Mucchetti noted the receipt of the application, that the application went before the VDC at its 7/26/16 meeting and will be on the P&Z Commission agenda for 9/5/16.
2. A Memorandum dated 7/20/16 from Mr. Peter Hill, Town of Ridgefield Department of Public Services regarding the Stormwater Management Regulations. Both Chairman Mucchetti and Vice Chairman Fossi stated that in August they will be meeting with various Town Departments to review the Stormwater Management Regulations that were adopted in May 2016.

MINUTES

For Approval:

Mr. Katz motioned, Mr. Chipouras seconded to approve the Meeting Minutes for 7/19/2016 as amended. Motion carried 8-0.

Vice Chairman Fossi motioned, Ms. Masters seconded to approve the Executive Session Meeting Minutes for 7/19/2016 as presented. Motion carried 8-0.

For Edification:

Ms. Masters motioned, Mr. Chipouras seconded to approve the Meeting Minutes for 7/12/16 as amended. Motion carried 7-0-1. Vice Chairman Fossi abstained.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 8:20 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary