

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

January 5, 2016

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

Absent: Stephen Cole

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

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

At 8:55 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

There were no pending items.

**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 the color calendar for the 2016 Meeting Schedule was the only piece of correspondence.

**MINUTES**

**For Approval:**

**Mr. Chipouras motioned, Mr. Fossi seconded to approve the Meeting Minutes for December 15, 2015 as amended. Motion carried 6-0-2. Mr. Dunphy and Mr. Zeck abstained, since they did not attend the meeting.**

**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 8:57 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

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January 5, 2016

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

Absent: Stephen Cole

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

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

At 8:57 PM Chairman Mucchetti called the meeting to order.

For the record, Item #3 was heard first with Item #1 and the remainder of the Agenda to follow.

**PENDING ITEMS**

1. **#2015-080-REV (SP):** Request for Revision to the Special Permit for field lighting and protective netting for Governor Park Baseball Field (Ciuccoli Field) at **90 East Ridge Road** in the RA zone. Owner: Town of Ridgefield. Applicant/Authorized Agent: Board of Ridgefield Babe Ruth and Robert Alicea. *Statutorily received on 10/20/15. 65 days for public hearing is 12/23/2015. 13 day extension granted to commence hearing. Hearing held 01/05/2016. 65 days for a decision 03/10/2016.*

There was a brief discussion of the lighting and protective netting proposed. Of concern to the Commission was the height of some of the poles, but it was established that it was a trade off. To have less light spill out into surrounding areas other than the fields being lit, fewer poles would be needed with the LED lighting proposed, but they do need to be taller. Further, it was a safety issue to lose a fly ball into the glare of the lights on shorter poles.

**Mr. Katz motioned, Mr. Chipouras seconded to approve the Planner drafting a Resolution of Approval on the above revision to the Special Permit as presented with standard conditions and the condition that the original Special Permit cut off time for lighting at 11:00pm will remain in effect. Further, the applicant agreed to**

**submit a full and larger set of plans and a specification that the fixtures, to be referenced in the approval. Motion carried 8-0.**

2. **#2015-088-SP:** Special Permit application to create an accessway easement to serve two lots in conjunction with a first division of property at **208 High Ridge Avenue** in the R-7.5 zone. Owner/Applicant: Joyce M. Baum. Authorized Agent: Eric Kristoffersen, L.S. *Statutorily received on 11/17/15. 65 days for public hearing is 01/21/2016. Hearing held 01/05/2016. 65 days for a decision 03/10/2016.*

**Mr. Fossi motioned, Mr. Dunphy seconded to approve the Planner drafting a Resolution of Approval for the above Special Permit as presented with standard conditions and the following additional conditions:**

- **As offered by the applicant, an engineered site plan will be required for the development of the rear lot, which will include the implementation of measures to detain and control runoff as described in Item #4 of the Planner's Staff Report dated 1/4/16.**
- **The 16'-wide required travel way within the accessway will have a minimum of 4' grass pavers and 12' of gravel or pavement, for the portion that serves both lots.**

**Motion carried 8-0.**

3. **#2015-079-REV(SP):** Request for Revision to the Special Permit to deposit  $\pm 500$  cubic yards of fill on the down-slope side of an existing retaining wall located to the west of Camp Adventure Road (access road to the Regency at Ridgefield townhomes) at **638 Danbury Road** in the ARHD zone. Property Owner: 640 Danbury Road Ridgefield LLC (Ridgefield Crossings-Benchmark Divestments XII LLC), easement for wall in favor of Toll Land XVIII Limited Partnership, for Regency at Ridgefield Condominium Association. Applicant/ Authorized Agent: Toll Brothers Inc. *Statutorily received on 10/13/2015. 65 days for action 12/16/12. 20 day extension granted for decision action. For discussion/action.*

Also Present: Curt Thielbar, Toll Brothers

There was a brief discussion regarding the history and remedy to fix the existing retaining wall. It was noted that Mr. Charlie Fisher, Town Engineer had reviewed the plans and has approved the plans. It was also noted that there still remains a \$50,000 performance bond on the project for the retaining walls, and until the slope is stabilized the bond will not be released.

**Mr. Katz motioned, Mr. Chipouras to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions and the following additional conditions:**

- **Matting will be used for erosion and sedimentation control.**

- The applicant's Engineer must certify at the end of the project that the wall is stabilized and the project completed according to the plans.
- The grounds around the wall will be hydro-seeded with trees planted for stabilization per the applicant.

**Motion carried 8-0.**

4. **#2015-093-A:** Draft proposed amendment to create Section 5.6 of the Town of Ridgefield Zoning Regulations for a new Neighborhood Business Zone (NBZ) at the intersection of Route 7 and Route 35. Commission initiated. *Distributed 12/15/2015. For discussion/ schedule hearing date.*

The above item was tabled until next week.

5. Draft Affordable Housing Informational Packet. *Distributed 12/15/2015. For Discussion.*

The above item was tabled until next week.

#### **NEW ITEMS**

6. **#2015-096-VDC:** Village District application for installation of awnings along the front façade and side window of **470 Main Street** in the Central Business District. Owner: Willridge Holdings, LLC. Applicant: William Pitt Sotheby's International Realty. *For Receipt.*

The above item was placed on the 1/12/16 Agenda pending the VDC report.

**Mr. Katz motioned, Mr. Chipouras seconded to add the following items to the Agenda. Motion carried 8-0.**

7. **Commissioner Packets c/o Chairman Mucchetti**

Chairman Mucchetti explained that the distribution of information to the Commissioners needed to be consistent and agreed upon.

**After a brief discussion, Commission consensus was to send all emails together at the end of the week with a possibility of one or two in-between the first email and the meeting. Packets will remain available to be picked up at the office which will contain the large plans. The packets will no longer be mailed through the USPS due to the unreliability of town's mailing system.**

8. **Retirement of Ms. Betty Brosius, Planner**

Chairman Mucchetti stated that Planner Brosius has submitted her letter of resignation effective 7/1/16, and there may be an article in the Press about this resignation. There was a brief explanation of the upcoming process to replace her and the Commissioners expressed their gratitude for all she has done.

## **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. Emails dated Jan 4<sup>th</sup> & 5<sup>th</sup>, 2016 between Mr. Craig Cook and Planner Brosius regarding temporary ice rinks.
2. A letter from Mr. Dean Miller, Meals on Wheels dated 12/30/15 thanking Chairman Mucchetti and the Land Use Department for their \$250 donation.
3. 2016 Meeting Schedule (color calendar).

## **MINUTES**

### **For Approval:**

**Mr. Fossi motioned, Ms. Masters seconded to approve the Meeting Minutes of December 15, 2015 as amended. Motion carried 6-0-2. Mr. Dunphy and Mr. Zeck abstained.**

### **For Distribution:**

There were no Meeting Minutes to distribute.

## **PUBLIC HEARINGS**

### **January 12, 2016**

- **#2015-095-SP:** Special Permit, **268 Silver Spring Road**, Christopher T. and Kimberly T. Bishop

Hearing no further discussion, the Chairman adjourned the meeting at 9:45 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary