

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

October 18, 2016                      Present:        Peter Chipouras  
   Stephen Cole  
   Tim Dunphy  
   George Hanlon  
   John Katz  
   Di Masters  
   Mark Zeck  
   Joseph Fossi, Vice Chairman

Absent:        Rebecca Mucchetti

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 Vice Chairman Fossi 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.

**REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

**CORRESPONDENCE**

1. A memorandum dated 10/14/16 from Wetlands Agent Peyser regarding an update on the Modified Order for Correction on the property owned by Mr. Stephen Courtney.

**MINUTES**

**For Approval:**

**Mr. Katz motioned, Mr. Zeck seconded to approve the Meeting Minutes for 10/04/2016 as presented. Motion carried 7-0-1. Ms. Masters abstained.**

**For Distribution:**

There were no Meeting Minutes to distribute.

**PUBLIC HEARINGS**

There were no Public Hearings scheduled.

Hearing no further discussion, the Vice Chairman adjourned the meeting at 7:35 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

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October 18, 2016                      Present:        Peter Chipouras  
   Stephen Cole  
   Tim Dunphy  
   George Hanlon  
   John Katz  
   Di Masters  
   Mark Zeck  
   Joseph Fossi, Vice Chairman

Absent:        Rebecca Mucchetti

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 Inland Wetland Meeting.*

At 7:35 PM Vice Chairman Fossi called the meeting to order.

**PENDING ITEMS**

- 1. #2002-63-S-SR:** Expiration of Szymanska Subdivision. *For discussion and action. % PD*

Planner Meder explained her memorandum of October 17, 2016 for the Commission.

**Ms. Masters motioned, Mr. Chipouras seconded to adopt the Proposed Resolution of Approval dated 10/12/16 as presented. Motion carried 8-0.**

**NEW ITEMS**

- 2. #2016-094-SP:** Special Permit application under Section 9.2 per Section 7.14 of the Town of Ridgefield Zoning Regulations for the stockpiling of approximately two thousand seven hundred (2,700) cubic yards of fill for later use at **55 Old Quarry Road** in the B-2 Zone. *Owner/Applicant: Old Quarry Road LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt, confirm public hearing date and schedule walk if needed.*

Also Present:        Mr. Steve Zemo

After a brief discussion the following was established:

- The property will be staked as to where the fill will be placed and any trees that are within the staked area will be removed.

- The staking and tree removal will be completed by October 29<sup>th</sup> for review by the individual Commissioner drive-bys on Sunday October 30<sup>th</sup>.
- Because grading and filling requires a stormwater management plan, and because the applicant will not be using a tarp to cover the pile for it would create a large impervious surface, the applicant is being asked to submit an erosion and sedimentation control plan on how they are going to stabilize the pile which in turn should satisfy the stormwater management requirement. All of this is to insure that after a heavy storm the fill does not end up in the Great Swamp. It was established that the applicant will only be required to submit a narrative certified by the applicant's Engineer outlining the erosion and sedimentation controls and Planner Meder will put this in writing and forward it to Mr. Zemo.

**Mr. Chipouras motioned, Mr. Dunphy seconded to acknowledge of the receipt of the application on Wednesday, 10/12/16, to acknowledge the scheduling of the Public Hearing on 11/1/16 and to have the Commissioners visit the property as individual drive-bys. Motion carried 8-0.**

3. **#2016-095-VDC:** Village Distract Application under Section 8.3 per Section 5.1.B of the Town of Ridgefield Zoning Regulations for the removal of existing storefront awnings, new window decals, exterior color alterations and one projecting wall sign at **5 and 7 Bailey Avenue** in the CBD. *Owner: Urstadt Biddle LLC. Applicant: Audrey Road Inc. Authorized Agent: John Devine. For receipt.*

**Mr. Chipouras motioned, Mr. Dunphy seconded to receive the above application and to place the application on the November 1, 2016 Agenda pending the VDC report. Motion carried 8-0.**

4. Discussion on Jesse Lee Memorial United Methodist Church - Proposed Fire Door and Staircase on South Elevation of Existing Building. c/o PD

Vice Chairman Fossi briefly showed the Commission what was proposed and stated that the Historic District had approved the modifications. Planner Meder explained that she was looking for administrative approval.

**Ms. Masters motioned, Mr. Dunphy seconded to approve the above proposed modifications be handled administratively. Motion carried 8-0.**

#### **COMMISSION WALKS**

- **#2016-094-SP:** Special Permit, **55 Old Quarry Road**, *Old Quarry Road LLC*

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

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

There were no requests for bond release or reduction.

#### **CORRESPONDENCE**

1. Soil and Water Fall 2016 Newsletter

2. Connecticut Federation of Planning and Zoning Agencies Fall 2016 Quarterly Newsletter.

## **MINUTES**

### **For Approval:**

**Mr. Chipouras motioned, Mr. Zeck seconded to approve the Meeting Minutes of 10/04/2016 as presented. Motion carried 7-0-1. Ms. Masters abstained.**

### **For Distribution:**

There were no Meeting Minutes to distribute.

## **PUBLIC HEARINGS**

### **Scheduled:**

- **#2016-094-SP:** Special Permit application, **55 Old Quarry Road,**  
*Owner/Applicant: Old Quarry Road LLC.*

**The above Public Hearing was scheduled for November 1, 2016**

### **November 1, 2016**

- **#2016-083-SP:** Special Permit application, **Intersection of Craigmoor Road and Craigmoor Road North,** *Owner: Aquarion Water Company of Connecticut. Applicant: Snyder Civil Engineering.*

Hearing no further discussion, the Vice Chairman adjourned the meeting at 8:10 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary