

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

November 1, 2016

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

Absent: Stephen Cole  
Tim Dunphy

Also Present: Joanne Meder, Director of Planning  
Adam Schnell, Assistant Planner

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

*The Planning and Zoning Commission Meeting was held first before the Inland Wetlands Board Meeting.*

At 9:25 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**

There was no correspondence.

**MINUTES**

**For Approval:**

**The Meeting Minutes for 10/18/2016 have been tabled to 11/15/16.**

**Mr. Chipouras, Vice Chairman Fossi seconded to approve the Meeting Minutes for the 10/27/16 Special Meeting. Motion carried 5-0-2. Mr. Zeck and Mr. Katz 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 9:27 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per 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.

November 1, 2016

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

Absent: Tim Dunphy  
Stephen Cole

Also Present: Joanne Meder, Director of Planning  
Adam Schnell, Assistant Planner

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

*The Planning and Zoning Commission Meeting was held first before the Inlands Wetlands Board Meeting.*

At 7:40 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2016-083-SP:** Special Permit application under Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2 for the construction of a 9-foot x 9-foot pump station addition on top of an existing pump station on 0.152 acres at the **Intersection of Craigmoor Road and Craigmoor Road North (C09-00120)** in the RAA Zone. *Statutorily Received 10/04/2016. 65 days for a decision is 01/05/2017 Owner: Aquarion Water Company of Connecticut. Applicant: Snyder Civil Engineering. For discussion and action.*

Discussion ensued with it being established that the Zoning Board of Appeals had granted a variance as to the setbacks and that the pump station addition should be timber blend colored siding with weather wood shingles but did not state whether or not it could be vinyl. Noting that the applicant must follow the ZBA approval, the following motion was made as regards to the Planning and Zoning portion:

**Vice Chairman Fossi motion, Mr. Zeck seconded to approve the above Special Permit application as presented and as a Final Resolution with standard conditions. Motion carried 7-0.**

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. *Statutorily received on 10/12/2016. 65 days for a decision is 01/05/2017. Owner/Applicant: Old Quarry Road LLC. Authorized Agent: Robert R. Jewell, Esq. (Application withdrawn)*

**Mr. Chipouras motioned, Ms. Masters seconded to acknowledge the withdrawal of the above Special Permit application. Motion carried 7-0.**

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 discussion and decision.*

Chairman Mucchetti noted the VDC approval and the one condition of the height of the sign.

**Chairman Fossi motioned, Ms. Masters seconded to approve the above Village District application as approved by the VDC and as a Final Resolution with standard conditions. Motion carried 7-0.**

4. **#2016-096-A:** Regulation Amendment Application under Section 9.2.B of the Town of Ridgefield Zoning Regulations to create a new special permit use- "Extended Residence Care Facility" within the RAAA Zone. *Applicant: Mountainside (Matthew Eakin, Executive Vice President) Authorized Agent: J. Casey Healy, Esq. of Gregory and Adams, P.C.. For receipt and scheduling of public hearing.*

Chairman Mucchetti stated that a Development Permit application will be forthcoming and in anticipation of this they have scheduled a site walk as stated below.

**Mr. Chipouras motioned, Vice Chairman Fossi seconded to receive the above Regulation Amendment application, to schedule a Commission walk for 11/20/16 and to schedule a Public Hearing for 11/29/16. Motion carried 7-0.**

5. **#2016-097-REV(SP):** Revision to the Special Permit under Section 9.2 per Section 5.1.D of the Town of Ridgefield Zoning Regulations for the establishment of a Farmers Insurance Agency at **448 Main Street** (440 Main Street) in the CBD Zone. *Owner: Willet Properties LP- Bruce Beswick. Applicant: Bryan Santos. For receipt and action.*

Also Present: Mr. Bryan Santos, Applicant  
Ms. Joanne Degan, Farmers Insurance

Mr. Santos and Ms. Degan gave a brief presentation describing why they wanted to be on Main St, and how they believe that their business is a retail business and how it is community driven. Establishing that there was no regulation that would

not allow an Insurance Agency to be on Main St., the following motion was made:

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

*Item #7 was heard first before Item #6.*

6. Update on Main Street Retail and Parking Study conducted by SCREAdvisors. % Chair.

Chairman Mucchetti stated that she, Ms. Masters and Mr. Katz attended the Board of Selectman meeting of 10/24/16 regarding the retail and parking study the Town is conducting in the CBD zone.

Chairman Mucchetti first wanted to clarify that the paper misspoke when writing that Mr. Adam Schiff, Assistant Planner was the new Town Economic Development Coordinator and that the discussion was left that the Planner needed to be consulted first.

Discussion ensued regarding first floor retail in the entire CBD zone and how the Commission had received emails from Mr. Biddle and Mr. Addressi opposing this idea.

**Commission consensus was to hold an open meeting after the New Year inviting local merchants and property owners to speak regarding this topic.**

7. Presentation by Fitzgerald & Halliday on the Branchville Transit Oriented Development Study.

Also Present: Mr. Francisco Gomes, Fitzgerald & Halliday  
Mr. Steve Cecil  
First Selectman Rudy Marconi

Mr. Gomes and Mr. Cecil gave a presentation to the Commission with the following points made:

- The plan was to increase density in this area but have a strong village concept.
- The build out analysis showed Branchville could accommodate 250- 274 town house units, 200 apartments and 68,000 sf of commercial space.
- Some of the constraints for the project were the Norwalk River, the flood way, the flood plain, wetlands, topography, historical resources and historical buildings.
- They identified areas that would be useable and developed a footprint.
- Building heights would be 2 ½ to 3 stories.

- The study area consisted of Ridgefield, Redding and Wilton but Ridgefield was the main focus.
- The fiscal analysis with full build out could generate approximately \$2.2mm net in additional tax revenue.
- Waste water disposal was the biggest constraint as to density with an estimated 100,000 gallons treatment capacity needed. To pipe waste water to a separate facility ie. Georgetown Wire Mill was an option but expense was a concern. Another option was the little league ball field as a leaching field or parking lots as leaching fields but again expense was an issue. All options are still in discussions.
- Their vision was to accomplish the entire project in piece meal with some redevelopment or in development to be completed in 5 years.
- They will be looking for State Grants to improve pedestrian and traffic conditions in this area. Selectman Marconi stated the State DOT has asked that some projects for pedestrians and traffic be implanted as soon as possible using Federal and State money.
- All parking would be to the sides and back of the buildings and shared parking would be used as much as possible to keep parking lots to a minimum.
- An Incentivize Housing Zone is not currently feasible due to density and waste water requirements but the Commission might still want to look at it as an option.
- Existing Zoning Regulations were also a constraint and they suggested layering zones with mixed use. They also suggested removing some of the commercial uses stated in the regulations to stay with a village concept ie a contractor's yard and they further suggested that the Commission use the current Village District Regulations but make it more specific as regards to architecture and site plans.
- A detail plan with zoning regulation amendments will be forthcoming in a month but at the table was some zoning amendment language for the Commission to start discussing.
- As regards to public input, there was a small contingency that did not want change but there were a number of people who lived in the area that did want change.
- The key was development will improve the area.

## **COMMISSION WALKS**

### **Scheduled:**

- **#2016-096-A:** Regulation Amendment Application *Applicant: Mountainside (Matthew Eakin, Executive Vice President) Authorized Agent: J. Casey Healy, Esq. of Gregory and Adams, P.C..*

**The above Commission walk was scheduled for November 20, 2016.**

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

There were no requests for bond release or reduction.

## **CORRESPONDENCE**

There was no correspondence.

## **MINUTES**

### **For Approval:**

**The Meeting Minutes for 10/18/2016 were tabled until November 15, 2016,**

**Vice Chairman Fossi, Ms. Masters seconded to approve the Meeting Minutes for the 10/27/2016 Special Meeting. Motion carried 5-0-2. Mr. Zeck and Mr. Katz abstained.**

### **For Distribution:**

There were no Meeting Minutes to distribute.

## **PUBLIC HEARINGS**

### **Scheduled:**

- **#2016-096-A:** Regulation Amendment Application *Applicant: Mountainside (Matthew Eakin, Executive Vice President) Authorized Agent: J. Casey Healy, Esq. of Gregory and Adams, P.C..*

**The above Public Hearing was scheduled for November 29, 2016.**

Hearing no further discussion, the Chairman adjourned the meeting at 9:25 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Audio Tapes)