

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

July 12, 2016

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

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

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

At 8:20 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. 65 days for a decision 8/11/2016. For discussion and action.*

Also Present: Mr. Chris DeAngelis, PE
Mr. Bob Polino, Boehringer Ingelheim
Mr. Douglas Grevatt, Associate Director, Boehringer Ingelheim

For the record, this discussion was combined with a discussion of proposed revisions to the Special Permit under the Planning and Zoning Commission meeting.

Chairman Mucchetti noted that since the last meeting revised plans and drainage calculations have been received and largely endorsed by the Conservation

Commission. In addition, a letter from Mr. DeAngelis was received which responded to the comments made by Mr. Charlie Fisher, Town Engineer.

Mr. DeAngelis briefly commented on his revisions and the following was noted:

- Mr. Fisher requested that Boehringer's long term stormwater maintenance plan be filed on Town land records. Mr. DeAngelis explained that with Boehringer's full time maintenance staff, filing on land records may be overkill.
- As regards to lighting, Mr. DeAngelis confirmed that all proposed lighting follows Town regulations and Mr. Grevatt confirmed that the lights will be on a timer and go off at 10:00 PM.
- Mr. DeAngelis confirmed that both of the proposed parking lots, including the one with ADA-compliant spaces, will be built all at once.

Mr. Katz motioned, Ms. Masters seconded to have the Wetlands Agent draft a Resolution of Approval for the above Summary Ruling application as presented and with standard conditions and the condition that Comment #3 in the Conservation Commission letter dated 7/12/16 be implemented. Motion carried 9-0.

2. **#2016-012-REZ-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. Statutorily received 2/2/2016. 65 days to hold public hearing 4/07/2016. Public hearing held on 3/22/2016 and continued on 4/12/2016, 5/10/2016, 6/07/2016 and 6/28/2016. 14-day extension provided on 4/12/2016 and 51-day extension provided on 5/10/2016 until 6/30/2016. Public Hearing closed 6/28/2016. Draft resolution requested on 6/28/2016. 35 days for a decision 08/02/2016. For discussion, draft resolution distribution, and action.*

The Draft Resolution of Approval has not been completed. This item has been tabled to 7/19/16.

NEW ITEMS

3. Schedule site walk for 107 Cooper Road and Executive Session: Pending litigation - Autuori v. Ridgefield Inland Wetlands Board c/o Chair.

Attorney Beecher requested that an Executive Session be held on 7/19/16 in regard to the above matter and that a site walk be scheduled for the Board to review a particular site condition in field prior to the Executive Session.

Board consensus was to schedule the Executive Session for 7:00 PM on 7/19/16 and to schedule the Board site walk for 7/17/16.

BOARD WALKS

Schedule Walk:

- 107 Cooper Road

The above Board walk has been scheduled for July 17, 2016.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

- Notice of Violations at 40 Mountain Road in regard to a deck and a swimming pool being built in a wetland and/or upland review area.
- A memorandum from Ms. Beth Peyser regarding 14 Twopence Road in regard to correspondence received from the City of New York following Board approval.
- Updated contact information for the Board and the Commission.

MINUTES

For Approval:

Mr. Hanlon motioned, Vice Chairman Fossi seconded to approve the Meeting Minutes of 7/05/2016 as presented. Motion carried 9-0.

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 8:41 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary
(Per Audio Recordings)

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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July 12, 2016

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

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

Planning and Zoning Commission Public Hearings were held prior to the Planning and Zoning Commission Meeting.

At 8:42 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. 65 days for a decision 8/11/2016. For discussion and action.*

For the record, this discussion was combined with a discussion of the Summary Ruling application under the Inland Wetlands Board meeting.

Mr. Katz motioned, Ms. Masters seconded to have the Planner draft a Resolution of Approval for the above revision to the Special Permit application as presented and with standard conditions. Motion carried 9-0.

2. **#2016-012-REZ-SP-SR:** Application for Special Permit under Section 9.2 for construction of five (5) detached single-family dwelling units and related site work on $0.859\pm$ 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. Statutorily Received 2/2/2016. 65 days to hold public hearing 4/07/2016. Public hearing held on 3/22/2016 and continued on 4/12/2016, 5/10/2016, 6/07/2016 and 6/28/2016. 14-day extension provided on 4/12/2016 and 51-day extension provided on 5/10/2016 until 6/30/2016. Public Hearing closed on 6/28/2016. 65 days for a decision 9/01/2016. For discussion, draft resolution distribution and action.

The Draft Resolution of Approval has not been completed. This item has been tabled to 7/19/16.

- 3. #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. *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. 65 days for decision is 09/15/2016. Owner: Maurice Sendak Foundation. Applicant/Authorized Agent: C.V. Building Concepts (Richard Szentkuti). For discussion and action.*

For the record, Mr. Katz was recused on this application.

Mr. Hanlon motioned, Mr. Cole seconded to have the Planner draft a Resolution of Approval as presented and with standard conditions and the additional conditions discussed at the July 5, 2016 meeting, which include but are not limited to:

- **Public visitation for art observation will be by invitation only and will be limited to 6 people at a time.**
- **Visits to the site by the public will not occur more than once a week and will take place between the hours of 10 AM and 5 PM. The scheduling of Board meetings will not be regulated.**

Motion carried 7-0-1-1. Tim Dunphy abstained since he missed the Public Hearing on the application and Mr. Katz was recused.

- 4. #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. 65 days for a decision 9/15/2016. For discussion and action.*

Ms. Masters motioned, Mr. Chipouras seconded to approve the Planner drafting a Resolution of Approval on the above Special Permit as presented and with standard conditions. Motion carried 9-0.

5. **#2016-060-A:** Proposed Amendment to Section 5.2.D.8 of the Town of Ridgefield Zoning Regulations to increase the density of residential dwelling units permitted on the upper level of street level businesses in the **Branchville** area. *Statutorily Received 6/07/2016. 65 days to hold Public Hearing 8/11/16. Public Hearing held 7/05/2016. 65 days for a decision 9/15/2016. Applicant: Robert R. Jewell, Esq. For discussion and action.*

For the record, Vice Chairman Fossi was recused on this application.

Ms. Masters commented that this proposal complements the Branchville study and paves the way to providing housing near public transportation, the train station. Mr. Katz felt that this was a good planning concept.

Ms. Masters motioned, Mr. Hanlon seconded to adopt the proposed amendments to the Zoning Regulations to increase density of residential dwelling units in Branchville Village as amended. Motion carried 8-0-1. Vice Chairman Fossi was recused.

NEW ITEMS

6. **#2016-067-REV(SP):** Revision to the Special Permit under Section 9.2 of the Town of Ridgefield Zoning Regulations for the reconfiguration and grading of an existing parking lot to accommodate the placement of a generator, and the installation of new external lighting at **598 Danbury Road** in the NBZ Zone. *Owner/Authorized Agent: Abraham Puchall. Authorized Agent: Allan Lombardo. For receipt, schedule walk (if needed) and action.*

Mr. Hanlon motioned, Ms. Masters seconded to receive the above revision to the Special Permit, to schedule a walk for 7/17/16 and to schedule the application for discussion on 7/19/16. Motion carried 9-0.

Vice Chairman Fossi motioned, Mr. Katz seconded to add the following item to the Agenda. Motion carried 9-0.

- 7 **#2016-066-SP:** Special Permit Application under Section 9.2 per Section 3.2.C.4 of the Town of Ridgefield Zoning Regulations for the construction of a new 80 s.f. Well House to contain a water chlorination system, in addition to a new gravel walkway on ± 2.16 acres on **Bogus Road (Tax ID #D04-0035)** in the RAAA zone. *Applicant/Authorized Agent: Aquarion Water Company of Connecticut.*

Per Chairman Mucchetti, the above Special Permit application was recently withdrawn due to the Commission having no purview over this particular utility project, which was confirmed by the office.

Mr. Hanlon motioned, Mr. Zeck seconded to acknowledge the withdrawal of the above Special Permit application. Motion carried 9-0.

COMMISSION WALKS

Scheduled

- **#2016-067-REV(SP)**, Revision to the Special Permit, **598 Danbury Road, Abraham Puchall**

The above Commission walk was scheduled for July 17, 2016.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

1. Chairman Mucchetti asked if the Commission would like to continue to receive the Board of Selectman and Board of Education agendas. **Commission consensus was that it was not necessary to receive them by email and if interested, the Commissioners can view those agendas on the Town of Ridgefield website.**
2. Graphic illustration depicting current parking space dimensions for ADA-compliant parking spaces supplied by Mr. Peter Landsberger.
3. A letter from the ZBA noting that Mr. Charles Robins was appointed as an alternate member.
4. A News-Times article regarding Ms. Betty Brosius, her career and recent retirement.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes for 7/05/2016 as presented. Motion carried 9-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Withdrawn

- **#2016-066-SP:** Special Permit, **Bogus Road (Tax ID #D04-0035)**, Aquarion Water Company of Connecticut

The above Public Hearing will not be held based on withdrawal of the application.

Hearing no further discussion, the Chairman adjourned the meeting at 8:55 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary
(Per Audio Recordings)