

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

July 5, 2016

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

Absent: Tim Dunphy
Mark Zeck

Also Present: Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

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

At 8:23 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2016-064-SR:** Summary Ruling under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to permit the redirection of an existing piped intermittent stream into a newly constructed catch basin within the Town Right-of-Way at **14 Twopence Road** in the RAAA Zone. *Owner: Michael G. Harmon. Applicant/Authorized Agent: Dean P. Pushlar, ASLA. Statutorily received on 6/21/2016. Site walked 6/26/2016. Discussed 6/28/2016. 65 days for a decision 8/25/2016. For discussion and action.*

Vice Chairman Fossi noted that the new plans submitted met all the criteria the Board and the Conservation Commission required.

Vice Chairman Fossi motioned, Mr. Chipouras seconded to adopt the Proposed Resolution of Approval dated 7/1/16 as amended. 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

There was no correspondence.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Ms. Masters seconded to approve the Meeting Minutes for June 28, 2016 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

July 12, 2016

- **#2016-059-REV(SP) SR:** Summary Ruling, **900 Ridgebury Road**, *Applicant: Boehringer Ingelheim Pharmaceuticals, Inc.*

Hearing no further discussion, the Chairman adjourned the meeting at 8:30 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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July 5, 2016

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

Absent: Tim Dunphy
Mark Zeck

Also Present: Joanne Meder, Director of Planning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

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

At 8:30 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **IF PUBLIC HEARING IS CLOSED - #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**. *Applicant: Robert R. Jewell, Esq. Statutorily Received 6/07/2016. For discussion and action.*

This Public Hearing has been continued to July 12, 2016 at the request of the Applicant.

2. **IF PUBLIC HEARING IS CLOSED - #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. Site walked 06/26/2016. 65 days for a decision 9/08/2016. For discussion and action.*

For the record, Mr. Katz was recused.

This Public Hearing did not close and has been continued to 7/12/16.

NEW ITEMS

- 3. #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. For receipt, schedule public hearing and walk (if needed).*

Mr. Chipouras motioned, Ms. Masters seconded to receive the above Special Permit application, to schedule the walk as individual Commissioner drive-bys, and to schedule the Public Hearing for 7/26/16. Motion carried 7-0.

COMMISSION WALKS

Scheduled:

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

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. Zoning Regulation inserts.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes June 28, 2016 as amended. Motion carried 7-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Scheduled:

- **#2016-062-SP:** Special Permit, **200 Chestnut Hill Road**, Maurice Sendak Foundation
- **#2016-060-A:** Amendment, Units Per Acre Increase in **Branchville Village**, Robert R. Jewell, Esq.

The above two Public Hearings have been continued to July 12, 2015.

- **#2016-066-SP:** Special Permit Application, **Bogus Road (Tax ID #D04-0035)**,
Applicant/Authorized Agent: Aquarion Water Company of Connecticut.

The above Public Hearing was scheduled for July 26, 2016.

July 12, 2016:

- **#2016-065-SP:** Special Permit, **152 Main Street**, *The Keeler Tavern Preservation Society, Inc.*
- **#2016-059-REV (SP) SR:** Revision to the Special Permit, **900 Ridgebury Road**,
Record Owner: Boehringer Ingelheim LTD. Applicant: Boehringer Ingelheim Pharmaceuticals, Inc.

Hearing no further discussion, the Chairman adjourned the meeting at 8:35 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary