

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

May 16, 2017

Present: Robert Cascella
Stephen Cole
George Hanlon
John Katz
Charles Robbins
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Absent: Tim Dunphy

Also Present: Beth Peyser, Inland Wetlands Agent
Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner

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

At 10:45 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-016-SP-PR:** Plenary Ruling Application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the filling of 225± square feet of existing wetlands, the creation of 645± square feet of new wetlands, and site disturbance within a regulated upland review area associated with the construction of a new ball field and associated site improvements on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike)** (Assessors ID: H13-0059) in the RAA Zone. *Statutorily received April 04, 2017. Site walked on May 07, 2017. Public Hearing scheduled May 16, 2017. 35 days to close the Public Hearing is June 20, 2017. Site walked May 07, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion and action.*

This Public Hearing did not close and has been continued to 6/6/17.

- 2. #2017-021-FP-SR:** Summary Ruling under Sec.7.5 of the Inland Wetlands Board regulations for the approval of existing deck, playground (playscape) equipment and shed within the upland review area on 1.024± acres at **40 Mountain Road** in a RA zone. *Statutorily received on April 18, 2017. 65 days to make a decision is June 22, 2017. Applicant/Owner: Robert DeRoma. For decision.*

Agent Peyser informed the Board that the ZBA approved the shed but moved it closer to the house leaving it in the upland review area but farther away from the wetlands.

She further stated that Mr. Dainius Virbickas, PE will be submitting plans to show the final location of the shed.

Vice Chairman Fossi motioned, Mr. Hanlon seconded to adopt the Resolution of Approval as amended. Motion carried 8-0.

3. Continued discussion about the office initiated text Amendment for Inland Wetland and Watercourses regulations. *% Inland Wetland Agent*

Agent Peyser explained her Memorandum dated 5/9/17 regarding the proposed amendment to the Wetlands Regulations and how she changed the cutoff date as to whether wetlands delineation would be required per discussions at the last Board meeting.

Vice Chairman Fossi motioned, Mr. Cole seconded to approve the suggested Wetlands Regulation language by the Agent and place the item on the 6/6/17 Agenda for final review and scheduling of a Public Hearing. Motion carried 8-0.

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, Mr. Hanlon seconded to approve the Meeting Minutes of May 02, 2017 as amended. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes to distribute.

PUBLIC HEARINGS

Continued

- **#2017-016-SP-PR: Plenary Ruling Application, 2 Sanford Station Road (Intersection of Route 7 & Simpaug Tkpe). State of CT, DEEP and Town of Ridgefield**

The above Public Hearing has been continued to June 6, 2017.

Hearing no further discussion, the Chairman adjourned the meeting at 10:51 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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

May 16, 2017

Present: Robert Cascella
Stephen Cole
George Hanlon
John Katz
Charles Robbins
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Absent: Tim Dunphy

Also Present: Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner

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

At 10:51 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-016-SP-PR:** Special Permit application under Section 9.2.A of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for the construction of a new baseball field, storage building with bathrooms and snack area, and associated site improvements; Section 3.4.D.1 for the illumination of an outdoor recreational use; Section 7.8 for lighting; and Section 7.5.D (Table 4&5) for the use of a screener, and for the excavation, filling, and/or grading of earth material on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked on May 07, 2017. Public Hearing scheduled on May 16, 2017. 35 days to Public Hearing is June 20, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion and action.*

This Public Hearing did not close and has been continued to 6/6/17.

NEW ITEMS

- 2. #2017-024-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for the awning and building sign for a boutique at **9 Bailey Avenue** in CBD Zone. *Owner: Urstadt Biddle. Applicant: Mern Palmer-Smith. For receipt and discussion.*

Also Present: Mern Palmer-Smith, Applicant

Chairman Mucchetti asked the applicant about the one recommendation by the VDC regarding the awning. The applicant stated there were no issues with the suggested change.

Vice Chairman Fossi motioned, Mr. Cascella seconded to approve the above Village District application as presented and amended by the VDC and as a Final Resolution with standard conditions. Motion carried 8-0.

3. **#2017-026-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for the building sign for The Ridgefield Thrift Shop at **21 B Governor Street** in CBD Zone. *Owner: Joseph H. & Ellen Ann Donnelly Trust. Applicant: The Ridgefield Thrift Shop. For receipt and discussion.*

Also Present: Mary Ellen Loncto, President

Chairman Mucchetti asked the applicant about the one recommendation by the VDC regarding colors. The applicant stated there were no issues with the suggested change.

Mr. Cole motioned, Mr. Hanlon seconded to approve the above Village District application as presented and amended by the VDC and as a Final Resolution with standard conditions. Motion carried 8-0.

4. **#2017-027-REV(SP):** Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the use of the premises as a truck rental office and per Sec. 7.2 to replace an existing standalone sign at **70 West Branchville Road** in the B-2 Zone. *Owner: Joe and Gene Nazzaro. Applicant: Branchville Self Storage LLC. For receipt.*

Mr. Katz motioned, Mr. Zeck seconded to receive the above revision to the Special Permit and to place this item on the 6/6/17 Agenda for discussion pending the AAC report. Motion carried 8-0.

5. Discussion about the Department initiated text amendment for Zoning Regulations.
% Director

Director Baldelli reviewed his proposed amendment to the Zoning Regulations regarding the definition of Story, Full per the discussions held at the last Commission meeting.

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the suggested Zoning Regulation language by the Director and place the item on the 6/6/17 Agenda for final review and scheduling of a Public Hearing. Motion carried 8-0.

6. Police Commission Discussion *% Chair*

Chairman Mucchetti noted that she met with the Police Commission last Thursday evening and learned that the Police Commission sees most applications before the Commission does. She learned that the Police Commission uses the Public Safety Accident data only to base their decisions as to whether the new traffic being introduced rises to the level of needing mitigation by installing a new stop sign,

traffic light etc. Chairman Mucchetti stated that if the Commission does not hear from the Police Commission they may conclude there are no concerns.

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. An AAC report on 125 Danbury Rd.
2. An AAC report on 37 Ethan Allen Hwy.
3. The Quarterly Newsletter of the CT Federation of P&Z Agencies.
4. An updated P&Z/Wetlands Contact Sheet.
5. A flyer regarding a Land Use Academy Training Program in Westport suggested by Dr. Benjamin Oko, Conservation Commission.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Cole seconded to approve the Meeting Minutes of May 02, 2017 as presented. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

Continued

- **#2017-016-SP-PR: Special Permit Application, 2 Sanford Station Road (Intersection of Route 7 & and Simpaug Tkpe). State of CT, DEEP and Town of Ridgefield.**

The above Public Hearing has been continued to June 6, 2017.

Hearing no further discussion, the Chairman adjourned the meeting at 11:10 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary