

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING

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

November 12, 2019	Present:	John Katz Rich Vazzana Joseph Dowdell Catherine Savoca George Hanlon Mark Zeck Charles Robbins Rebecca Mucchetti, Chair
	Absent:	Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Eileen White, Recording Secretary

At 7:30 p.m. Chair Mucchetti called the meeting to order. Ms. Mucchetti gave an overview of the meeting and the agenda order. She stressed that each person at the Meeting was entitled to courtesy and respect. Three Commissioners: Mr. Vazzana, Ms. Savoca and Mr. Zeck completed their terms this evening and were duly thanked by the Chair for their service to the Town of Ridgefield.

Item I: (Contd.)#2019-054-AH: Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family home with nine (9) units, With three (3) units to be deed restricted as affordable for a property consisting of \pm 0.43 acres located at **5 North Salem Road (Assessor's ID E14-0103)** in R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. Public hearing held on September 24, 2019. Public hearing continued to October 29, 2019. 35 days to close a public hearing was October 29, 2019. Extension of 14 days was granted to November 12, 2019. Owner/Applicant: Kung H.Wei. Authorized Agent: Robert R. Jewell, Esq.*

There was no need to re-read the legal notice, as it had been read at the September 24, 2019 Public Hearing.

The Chair placed into the Record the following list of documents received since the October 29, 2019 Public Hearing:

- Revised Plans, dated November 4, 2019;

- Additional comments for Artel Engineering, dated November 5, 2019;
- Lighting Fixture Cut sheets, received November 4, 2019;
- Peer Review Comments, dated November 6, 2019; and
- Revised Plans, Received November 12, 2019, dated November 8, 2019.

Mr. Robert Jewell, Attorney for the Applicant, presented the revisions to the Application since the October 29, 2019 Public Hearing. He stated that the revisions incorporated recommendations from Peer Review Engineer, Bryan Nesteriak. Mr. Jewell also submitted, for the Record, photographs he took on the evening of November 11, 2019 showing the compass view of the light trespass, which he stated does not have much negative impact on the adjacent properties.

A presentation was given by Dainius L. Virbickas, Project Engineer, Artel Engineering, which included the removal of one additional parking space in the front of the building and added a trench drain across the driveway to catch the run off and direct it to the Stormwater Management System. Pop-up emitter drains are to be inserted to offset the need for extensive drainage, should the need arise. The rate of run off will be reduced by more than 80% from existing conditions.

The Commissioners asked Mr. Virbickas to explain to the public how the infiltrators will work. Mr. Virbickas gave a brief description of how infiltrators perform their function.

Mr. Baldelli said, that, as a condition of approval, the Stormwater Maintenance Agreement and Plan shall be acceptable to the Town of Ridgefield and recorded in the office of the Town Clerk prior to certification of zoning compliance being issued. He also said that Mr. Virbickas had adequately addressed all of Mr. Nesteriak's comments.

Comments from the public included clarification of the Affordable housing plan, and if the Commissioners had walked the properties on New Street to view issues arising from 7 and 9 North Salem Road.

Comments from the Commissioners included the fact that they can only consider pending applications and the present conditions and information that is before them.

The Public Hearing closed at: 8:13 p.m.

Item II: #2019-066-REV(SP): Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for expansion of the parking lot, including landscaping, retaining walls for a property located at **Assessor's ID E15-0191** in a RA Zone. *Statutorily received on September 24, 2019. Site walked on November 10, 2019. 35 days to close a public hearing is December 17, 2019. Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller.*

The legal notice was read by Mr. Baldelli.

The Public Hearing is continued to an unspecified date so that the new Inland Wetlands Board can review and issue a final report.

Item III: #2019-069-SP: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per Section 3.4.C.2 for a construction of an in ground swimming pool and open air changing room located in the front yard of a property at **38 Peaceable Street** in the RA Zone. *Statutorily received on October 15, 2019. Site walk scheduled on November 10, 2019. 35 days to close a public hearing is December 17, 2019. Owner/Applicant: Bruce and Diana Ritter.*

The legal notice was read by Mr. Baldelli.

Mr. Jack Baldaserini, Agent for the Applicants, presented the Application. He showed the site plans and identified the proposed location of the swimming pool and changing room. He stated that every effort would be made to save the large tree on the property.

Mr. Baldelli asked about the illumination in the front yard. Mr. Baldaserini said that there would be ground lighting.

Comments from the Architectural Advisory Committee (“AAC”) and the Town Sanitarian were favorable.

There were no comments or questions from the public.

The Public Hearing closed at: 8:22 p.m.

Hearing no further discussion, the Chair adjourned the Meeting at: 8:22 p.m.

Respectfully submitted,

Eileen White

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November 12, 2019	Present:	John Katz Rich Vazzana Joseph Dowdell Catherine Savoca George Hanlon Mark Zeck Charles Robbins Rebecca Mucchetti, Chair
	Absent:	Joseph Fossi, Vice Chair

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Eileen White, Recording Secretary

At 8:22 p.m. Chair Mucchetti called the meeting to order.

PENDING ITEMS

1. IF PUBLIC HEARING IS CLOSED: #2019-054-AH: Affordable Housing application under Section 8-30g of the Connecticut General Statutes (Affordable Housing) to construct a Multi-family home with nine (9) units, with three (3) units to be affordable for a property consisting of \pm 0.43 acres located at **5 North Salem Road (Assessor's ID E14-0103)** in R-20 Zone. *Statutorily received on July 30, 2019. Site walked on September 08, 2019. Public hearing closed on October 29, 2019. 65 days to render a decision is January 16, 2020. Owner/Applicant: Kung H. Wei. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

Mr. Hanlon motioned, Mr. Robbins seconded, to approve as amended with conditions noted. Motion carried 8-0. Effective Date: November 22, 2019.

2. IF PUBLIC HEARING IS CLOSED: #2019-066-REV(SP): Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for expansion of the parking lot, including landscaping, retaining walls for a property located at **Assessor's ID E15-0191** in a RA Zone. *Statutorily received on September 24, 2019. Site walked on November 10, 2019. 65 days to render a decision is January 16, 2020. Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller. Owner/Applicant: Town of Ridgefield. Authorized Agent: Jacob Muller.*

The Public Hearing is continued to an unspecified date so that the new Inland Wetlands Board can review and render a final report.

- 3. IF PUBLIC HEARING IS CLOSED: #2019-069-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations and per Section 3.4.C.2 for a construction of an in ground swimming pool and open air changing room located in the front yard of a property at **38 Peaceable Street** in the RA Zone. *Statutorily received on October 15, 2019. Site walked on November 10, 2019. 65 days to render a decision is January 16, 2020. Owner/Applicant: Bruce and Diana Ritter. For discussion and possible action.*

Mr. Katz motioned, Mr. Hanlon seconded, to approve. Motion carried 8-0. Effective date: November 22, 2019.

- 4. #2019-063-FP-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per (1) Section 5.2.D.1 to construct a garage and paved parking and (2) per Section 6.2. for activities in the local Aquifer Protection area (3) Site Plan Application for development in the Floodplain per Section 11. for a property consisting of ± 0.33 acres located at **33 Ethan Allen Highway** in the B-1 zone. *Statutorily received at October 02, 2019. Owner/Applicant: CT Property Assistance LLC. Authorized Agent: McChord Engineering Associates, Inc. For discussion and possible action.*

Mr. Katz motioned, Mr. Zeck seconded, to approve as modified with conditions. Motion carried 8-0. Effective Date: November 22, 2019.

- 5. #2019-074-REV(SP):** Revision to a Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct patio and a pavilion of approx. 560 sq.ft. with a roof overhang for a property located at **25 Gilbert Street** in the MFDD zone. *Statutorily received on October 29, 2019. Site walk scheduled on November 10, 2019. Owner/Applicant: Ridgefield Housing Authority. Authorized Agent: Frank Coyle, Ridgefield Housing Chair. For discussion and possible action.*

Mr. Katz motioned, Mr. Zeck seconded, to approve as presented. Motion carried 8-0. Effective Date: November 22, 2019.

NEW ITEMS

- 1. #2019-075-Re Subd:** An application for 4-lot Re-Subdivision of land under Section 7.5 of the Ridgefield Subdivision regulations for a property consisting of ± 11.305 acres located at **805 North Salem Road** in the RAA zone. *Owner: Dikran Janus Kadajian and Deborah Kadajian. Applicant: Ashlar Historic-Renovation LLC. Authorized Agent: Robert R. Jewell. Esq. For receipt and scheduling a site walk & public hearing.*

Mr. Vazzana motioned, Mr. Zeck seconded, to Receive, Schedule a Site Walk for December 8, 2019, a Public Hearing for December 10, 2019 and to Authorize either Consultant Review or Peer Review. Motion carried 8-0.

COMMISSION WALKS

December 8, 2019

- **#2019-075-Re Subd, 805 North Salem Road**

REQUESTS FOR BOND RELEASES/REDUCTION

No.

CORRESPONDENCE

- Connecticut Quarterly Newsletter
- Basics of Land Use Seminar, January 15, 2020

MINUTES

For approval: October 29, 2019 (distributed on November 06, 2019)

Planning and Zoning Commission Public Hearing, October 29, 2019

Mr. Hanlon motioned, Mr. Robbins seconded, Mr. Vazzana abstained, to approve as amended. Motion carried 7-0.

Planning and Zoning Commission Meeting, October 29, 2019

Mr. Hanlon motioned, Mr. Katz seconded, Mr. Vazzana abstained, to approve as amended. Motion carried 7-0.

For distribution: November 06, 2019

PUBLIC HEARINGS

November 12, 2019

- **#2019-066-REV(SP)**, Revision to Special Permit, Governor Street Municipal Parking lot, TOR
- **#2019-069-SP**, Special Permit Application, 38 Peaceable Street, Bruce & Diana Ritter

November 26, 2019

- **#2019-072-SP**, Special Permit Application, 114 Main Street, Douglas & Laurice Haynes.

Hearing no further discussion, the Chair adjourned the Meeting at: 9:01 p.m.

Respectfully submitted,

Eileen White