

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

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

|                  |          |  |
|------------------|----------|--|
| October 29, 2019 | Present: | John Katz<br>Joseph Dowdell<br>Catherine Savoca<br>George Hanlon<br>Mark Zeck<br>Charles Robbins<br>Joseph Fossi, Vice Chair<br>Rebecca Mucchetti, Chair |
|                  | Absent:  | Rich Vazzana   |

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 stated that each person at the Meeting was entitled to courtesy and respect.

**PLANNING AND ZONING COMMISSION**

**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. 35 days to close a public hearing is October 29, 2019. Owner/Applicant: Kung H.Wei. Authorized Agent: Robert R. Jewell, Esq.*

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

The Chair placed into the Record the following list of correspondence received since the September 24, 2019 Public Hearing:

- Updated planting and photometric plan, dated October 15, 2019;

- Series of e-mails regarding the Historic Registry between John Kinnear, Chair of the Architectural Advisory Committee, Richard Baldelli, Director, Planning and Zoning and Zoning Enforcement Officer, and Catherine Labadia, Deputy State Historic Preservation Officer, dated October 16, 2019;
- Updated Site Plans, dated October 14, 2019;
- Updated Stormwater Management Agreement, undated;
- Response to Staff Comments from Artel Engineering, dated October 21, 2019;
- Comments from Peer Review, B&B Engineering, undated;
- Updated Architectural Elevations, dated October 24, 2019;
- Updated Peer Review comments from B&B Engineering, dated October 29, 2019; and
- Updated facade rendering, undated, received prior the Public Hearing of October 29, 2019.

Mr. Baldelli reported that due to the comments raised at the prior Public Hearing about the building being in a regulated historic district and having historic value, he communicated with State of Connecticut Historic Preservation Officer Ms. Catherine Labadia and found that there is no municipal or state regulatory authority to take into consideration, when reviewing this Application. This application is therefore to be viewed as any normal 8-30g application.

Mr. Robert Jewell, Attorney for the Applicant, presented the revisions to the Application since the September 24, 2019 Public Hearing. He stated that the revisions incorporated requests and comments from the September 24, 2019 Public Hearing.

Mr. Mike Galante, Traffic Consultant, presented his report, which principally included traffic patterns examined in July 2019.

Presentations on behalf of the applicant were given by Dainius L. Virbickas, Project Engineer; Abigail Adams, Landscape Architect; and Chris Blodell, Architect, which reflected the requested revisions raised at the September 24, 2019 Public Hearing.

Questions from the Commission included - concerns about snow storage; the potential of trucks backing out onto Danbury Road; and the expansion of the front yard.

Peer Review comments from Bryan Nesteriak, Professional Engineer, included that much effort had been done to make revisions since the September 24, 2019 Public Hearing, but that stormwater calculations would have to be done aside from this presentation.

Public Comments included asking whether a survey of the residents on New Street had been done and whether flooding onto neighboring properties on New Street had been addressed.

**Public Hearing was continued to November 12, 2019.**

**The Public Hearing adjourned at: 9:09 p.m.**

Hearing no further discussion, the Chair adjourned the Meeting at: 9:09 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD

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| October 29, 2019 | Present: | John Katz<br>Joseph Dowdell<br>Catherine Savoca<br>George Hanlon<br>Mark Zeck<br>Charles Robbins<br>Joseph Fossi, Vice Chair<br>Rebecca Mucchetti, Chair |
|                  | Absent:  | Rich Vazzana   |

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

At 9:09 p.m. Chair Mucchetti called the meeting to order.

**PENDING ITEMS**

No.

**NEW ITEMS**

No.

**BOARD WALKS**

None.

**REQUESTS FOR BOND RELEASES/REDUCTION**

No.

**CORRESPONDENCE**

- Summer/Fall 2019 “Habitat”

## **MINUTES**

**For approval:**     October 15, 2019 (mailed on October 22, 2019)

### **Inland Wetlands Board Public Hearing, October 15, 2019**

**Mr. Hanlon motioned, Mr. Robbins seconded, to approve as amended. Motion carried 8-0.**

### **Inland Wetlands Board Meeting, October 15, 2019**

**Mr. Hanlon motioned, Mr. Robbins seconded, to approve as amended. Motion carried 8-0.**

**For distribution:**

## **PUBLIC HEARINGS**

Hearing no further discussion, the Chair adjourned the Meeting at: 9:11 p.m.

Respectfully submitted,

Eileen White

APPROVED/REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION

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| October 29, 2019 | Present: | John Katz<br>Joseph Dowdell<br>Catherine Savoca<br>George Hanlon<br>Mark Zeck<br>Charles Robbins<br>Joseph Fossi, Vice Chair<br>Rebecca Mucchetti, Chair |
|                  | Absent:  | Rich Vazzana   |

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

At 9:11 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. 65 days to render a decision is January 02, 2019. Owner/Applicant: Kung H.Wei. Authorized Agent: Robert R. Jewell, Esq. For discussion and possible action.*

**The Public Hearing is continued to November 12, 2019.**

- 2. #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  $\pm$  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. Baldelli highlighted the property in question on a GIS map that was presented on screen.

Mr. Harry Rocheville, Jr., Authorized Agent, of McChord Engineering presented the Application, which included installing a stormwater management system and a garage.

Ms. Tessa Jucaite, Consultant Engineer for the Town of Ridgefield, presented the Peer Review. She stated that the design engineer addressed most of the comments. Ms. Jucaite comments included a concern that part of the parcel in question is within 100 feet of the Norwalk River and a request to add a concrete washout.

Mr. Baldelli stated, amongst his comments, that a sidewalk was needed at the front of the property. Mr. Greg Pastore, applicant, stated that there is no place to put a sidewalk, given its approximation to Route 7. Mr. Pastore will reach out to the State Department of Transportation and ask about Route 7 and the overall plan and a way to put in a sidewalk. The Commission members will also each drive by and view the property.

Under Technical Correspondence, minutes from the Architectural Advisory Committee (“AAC”) are part of this Application, as well as Health Department comments. There were no comments from the Police Department.

**The review and discussion was continued to November 12, 2019.**

## **NEW ITEMS**

- 1. #2019-071-VDC:** Village District Application per Section 8.3 and Section 5.1.B of the Town of Ridgefield Zoning Regulations for a building sign “The Pharm Stand” for the property located at **470 Main Street** in the CBD Zone. *Owner: Urstadt Biddle Properties. Applicant: The Pharm Stand, LLC. For receipt, discussion and action.*

**Mr. Zeck motioned, Mr. Robbins seconded, to approve. Motion carried 8-0. Effective date: November 8, 2019.**

- 2. #2019-072-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per 3.2.C.12 to use the premises as Bed and Breakfast for a property located at **114 Main Street** in RA Zone. *Owner: Douglas & Laurice Haynes. Applicant: Baciklee Jane, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk and Public Hearing.*

**Mr. Zeck motioned, Mr. Hanlon seconded, to Receive, Schedule a Site Walk for November 10, 2019 and Schedule a Public Hearing for November 26, 2019. Motion carried 8-0.**

- 3. Governor Street Municipal Parking lot. % Chair**

This item will be opened at the Public Hearing of November 12, 2019 and will be immediately continued until after the new Inland Wetland Board has made their decision on the Wetlands application. There will be no discussion or review of the application on November 12, 2019.

#### **4. Stormwater Management discussion. % Chair & Vice Chair**

Mr. Fossi recommended, that based on an earlier discussion with Ms. Peyser, Stormwater Management Subcommittee Chair, the proposed regulations will be distributed to the newly elected Planning and Zoning Commission and Inland Wetlands Board members, with new member comments to be returned to the Planning and Zoning Commission no later than December 20, 2019. Discussion will be scheduled after receipt of comments.

### **COMMISSION WALKS**

#### **November 10, 2019**

- #2019-066-REV(SP), Governor Street Municipal lot, TOR
- #2019-069-SP, 38 Peaceable Street, Bruce and Diane Ritter
- #2019-072-SP, 114 Main Street, Douglas & Laurice Haynes.

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

No.

### **CORRESPONDENCE**

- Two Sets of Architectural Advisory Committee Minutes regarding **6 Farmingville Road**
- Comments for **38 Peaceable Street**
- Two Sets of Comments for **90 Danbury Road**
- E-mail from Mr. Johnston regarding Governor Street Parking Lot
- E-mail from Chair, Historic District Commission regarding **114 Main Street**.

### **MINUTES**

**For approval:** October 15, 2019 (mailed on October 22, 2019)

#### **Planning and Zoning Commission Public Hearing, October 15, 2019**

**Mr. Hanlon motioned, Mr. Katz seconded, to approve as amended. Motion carried 8-0.**

#### **Planning and Zoning Commission Meeting, October 15, 2019**

**Mr. Fossi motioned, Mr. Katz seconded, to approve as amended. Motion carried 8-0.**

**For distribution:**

### **PUBLIC HEARINGS**

#### **October 29, 2019**

- (Contd.)#2019-054-AH, Affordable Housing Application, 5 North Salem Rd., Kung H. Wei

#### **November 12, 2019**

- #2019-066-REV(SP), Revision to Special Permit, Governor St. Municipal Lot, TOR



- **#2019-069-SP**, Special Permit Application, 38 Peaceable Street, Bruce and Diane Ritter  
**November 12, 2019**
- **#2019-072-SP**, Special permit Application, 114 Main Street, Douglas & Laurice Haynes.

Hearing no further discussion, the Chair adjourned the Meeting at: 10:05 p.m.

Respectfully submitted,

Eileen White