



TOWN OF RIDGEFIELD Planning and Zoning Commission

APPROVED/REVISED MINUTES PLANNING AND ZONING COMMISSION Zoom Webinar Meeting Public Hearing

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

July 14, 2020 Present: Susan Consentino
Joseph Dowdell
Joseph Fossi
George Hanlon
Robert Hendrick (joined at 7:02 p.m.)
John Katz
Rebecca Mucchetti, Chair
Ben Nneji
Charles Robbins, Vice Chair

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Karen Martin, Assistant Town Planner
Eileen White, Recording Secretary

Call to Order

Chair Mucchetti called the Public Hearing to Order at 7:00 p.m. She gave an overview of the Agenda and the aspects of Zoom Webinar procedures. Ms. Mucchetti stated that the Sub-division application for **104 West Mountain Road** had been rescheduled for September 8, 2020 at the request of the applicant

Public Hearing

1. **#2020-028-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per Section 3.2.C.2 to use the premises for educational purpose for a property approximately \pm 10.406 acres located at **45 Stonehenge Road** in RAA Zone. *Site walked on June 21, 2020. 35 days to close a Public hearing is August 18, 2020. Owner/Applicant: EAP Property, LLC. Authorized Agent: Robert R. Jewell, Esq.*

Mr. Baldelli read the legal notice.

Attorney Robert Jewell presented the application. Mr. Jewell gave a history of the Stonehenge property that was established in 1946, at the time that the Town of Ridgefield enacted zoning regulations. This history included the dam being recently rebuilt that restored the pond.

Mr. Jewell stated that the Department of Health had not been notified because there was no construction involved in the Application.

Mr. Jewell also stated that the Applicant is looking to conduct a permitted use within a legally non-conforming use. There is no intent to abandon the restaurant, the hotel, and inn.

Mr. Jewell conveyed that the intention is for the facility to be a typical high school education, but centered around golf. There would be two Resident Assistants on duty 24 hours per day and ten employees (three full-time) to conduct the school.

Mr. Baldelli stated that the Applicant intends to keep the inn active and to add educational uses to the property. Mr. Baldelli was asked for a brief description of a typical school day. Mr. Jewell stated that he did not presently have that information, but that the provider of this type of educational instruction was a national program of an average high school curriculum.

Mr. Baldelli stated letters from the Building Official had been sent to the Commissioners and the Applicant.

Ms. Martin stated that the Application fits into the principles of the Plan of Conservation and Development, which includes retaining original buildings and to encourage historic preservation.

Questions and comments from the Commissions included ones about the use of spare rooms and whether there would be a curfew. Mr. Katz stated that a curfew, although of concern to all, is not a zoning issue.

Under public comment, Mr. Steve Bronfield, a neighbor, expressed concern that Stonehenge pond was receding due to the dam gate being closed and the impact it was having on abutting wetlands. Mr. Bronfield had first talked to the Department of Environmental Protection about the pond. Mr. Hanlon stated that the abutting wetlands were given as open space to the Town.

The Chair stated that Ms. Beth Peyser, Conservation Officer, would also be notified about the environmental concerns.

Mr. Jewell suggested that he and Mr. Bronfield talk to the owner of Stonehenge regarding whether the gate that controls the water coming into the pond had been closed. Mr. Bronfield agreed.

Mr. Jewell gave his closing remarks which reiterated that the Application was in conjunction with the existing use of the property.

The Public Hearing closed at: 8:00 pm.

Hearing no further discussion, the Chair adjourned the Meeting at: 8:00 p.m.

Respectfully submitted,

Eileen White

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MINUTES
PLANNING AND ZONING COMMISSION
Zoom Webinar Meeting

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		Joseph Dowdell
		Joseph Fossi
		George Hanlon
		Robert Hendrick
		John Katz
		Rebecca Mucchetti, Chair
		Ben Nneji
		Charles Robbins, Vice Chair

Also Present: Richard Baldelli, Director, Planning and Zoning, ZEO
Karen Martin, Assistant Town Planner
Eileen White, Recording Secretary

Chair Mucchetti called the Meeting to Order at 8:00 p.m.

Discussions

1. #2020-028-SP: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per Section 3.2.C.2 to use the premises for educational purpose for a property approximately \pm 10.406 acres located at **45 Stonehenge Road** in RAA Zone. *Site walked on June 21, 2020. 65 days to render a decision is September 17, 2020.*
Owner/Applicant: EAP Property, LLC. Authorized Agent: Robert R. Jewell.

Mr. Baldelli read the Special Permit criteria for the Commission to consider during their review to ensure that the Application incorporated appropriate improvements to the property to allow for educational use, which included adequate transportation and adequate public services for the students.

Mr. Katz motioned, Mr. Fossi seconded, to approve as presented. Motion carried 9-0.

2. #2020-027-REV(SPA): Revision to the Site Plan Application per Section 9.1.C of the Town of Ridgefield Zoning Regulations to reduce the number of units from twenty –one (21) units to fourteen (14) units and related site plan modifications for a property located at **63-67 Prospect Street** approximately ±1.415 acres in MFDD zone. *Owner: Giardini Limited Partnership and Pierandri Realty, LLC. Applicant: Charter Group Partners, LLC. Authorized Agent: Donnelly McNamara & Gustafson, P.C. Acknowledge the withdrawal of Application.*

Chair Mucchetti read into the Record the e-mail from Attorney Robert Jewell withdrawing the Application dated July 13, 2020.

Mr. Fossi motioned, Mr. Robbins seconded, to acknowledge withdrawal of the application. Motion carried 9-0.

3. #2020-034-REV(SP): Revision to Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, to construct shade structure for outdoor waiting area for customers and related site work for a property located at 6 Farmingville Road in the B-3 Zone. *Owner/Applicant: Longo Car Wash LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a site walk.*

Mr. Fossi motioned, Mr. Nneji seconded to Receive, Schedule a Site Walk for July 19, 2020 and a Discussion for July 28, 2020. Motion carried 9-0.

Correspondence:

- Three e-mails regarding **#2020-021-RESUB: 104 West Mountain Road**

Approval of Minutes: July 07, 2020 (Mailed on July 13, 2020)

Mr. Katz motioned, Mr. Robbins seconded, to approve as amended. Motion carried 9-0.

Adjourn

Hearing no further discussion, the Chair adjourned the Meeting at: 8:10 p.m.

Respectfully submitted,

Eileen White