

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

June 6, 2017

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

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

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

At 10:27 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 baseball 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 May 07, 2017. Public Hearing held on May 16, 2017. Public Hearing continued to June 06, 2017. 35 days to render a decision is July 11, 2017. Owner: State of Connecticut , DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion.*

This Public Hearing did not close and has been continued to 6/20/17.

NEW ITEMS

- 2. #2017-028-A:** Proposed text amendment to Section 4.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations. *For receipt and scheduling of Public Hearing. % IWA*

Mr. Cascella motioned, Vice Chairman Fossi seconded to approve the above proposed Amendment to the Inland Wetlands Regulations drafted 6/6/17 by Agent Peyser as amended and to schedule the Public Hearing for 7/5/17. Motion carried 9-0.

3. **#2017-039-REV(SP)(SR):** Revision to Summary Ruling application per Section 7.5 of the Inland Wetlands and Watercourses Regulations for the modification of previously approved site plans, resulting in the reduction of $\pm 1,215$ sq.ft. of building footprint at **509 Main Street** in the MSDD Zone. *Owner: 509 Main Street LLC. AA: Robert R. Jewell, Esq. For receipt and discussion.*

Per the Authorized Agent, Attorney Robert Jewell the above revision to the Summary Ruling application has been continued to 6/20/17.

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:

Mr. Cascella motioned, Vice Chairman Fossi seconded to approve the Meeting Minutes for May 16, 2017 as amended. Motion carried 9-0.

For Distribution:

There were no Meeting Minutes distributed.

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 20, 2017.

Scheduled:

- **#2017-028-A:** Proposed text amendment to Section 4.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations. *% Inland Wetlands Board*

The above Public Hearing was scheduled for July 5, 2017.

Hearing no further discussion, the Chairman adjourned the meeting at 10:32 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.

June 6, 2017

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

Also Present: Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

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

At 10:32PM 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 May 07, 2017. Public Hearing held on May 16, 2017. Public Hearing continued to June 06, 2017. 65 days to render a decision is August 10, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For discussion.*

The above Public Hearing did not close and has been continued to 6/20/17.

2. **#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. *Statutorily received on May 16, 2017. 65 days for decision is July 20, 2017. Owner: Joe and Gene Nazzaro. Applicant: Branchville Self Storage LLC. For discussion and action.*

Also Present: Mr. Joseph Nazzaro

Mr. Nazzaro gave a brief presentation explaining the proposed sign which was approved by the AAC and the addition of the truck rental office. In addition, Mr. Nazzaro confirmed and agreed to the following:

- Hours of Operation: M – Sat 9:00am to 7:00pm, Sun 9am to 2pm
- Employee count will remain the same.
- There will be no truck maintenance on site.
- There will be no more than 10 rental trucks on the premises at one time.

Vice Chairman Fossi motioned, Mr. Zeck seconded to approve the above revision to the Special Permit as presented and approved by the AAC and as a Final Resolution with standard conditions. Motion carried 9-0.

NEW ITEMS

3. **#2017-031-PRE:** Pre-Submission Concept meeting for a first floor Recreational/ Entertainment Use, the Next Level Virtual Reality Arcade at **28 Prospect Street** in -1 Zone. *Applicant: Michael Joyce. For discussion.*

The above pre-submission concept has been withdrawn by the applicant.

4. **#2017-033-PRE:** Pre-Submission Concept for the re-zoning and expansion of the Boys and Girls Club at **41 Governor Street**. *For discussion.*

Also Present: Attorney Robert Jewell

Attorney Jewell gave a brief presentation explaining his letter of 5/24/17 with attached maps showing an additional enhanced setback.

The majority of the Commission stated the applicant was on the right track and they had no objections.

5. **#2017-029-A:** Proposed Text Amendment for Sec 2.2 – Definitions- Story Related Terms of the Ridgefield Zoning Regulations. *For receipt and scheduling of Public Hearing. % Planning and Zoning Commission*

Mr. Dunphy motioned, Vice Chairman Fossi seconded to approve the above proposed Amendment to the Zoning Regulations drafted 6/6/17 by Director Baldelli and to schedule the Public Hearing for 7/5/17. Motion carried 9-0.

6. **#2017-036-REV(SP):** Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the use of four (4) temporary mobile light towers for the Scotts Ridge Middle School Turf Field at **750 North Salem Road** in the RAA zone. *Owner: TOR. Appl: Mark Vanni, SCOR. AA: Peter T. Coffin. For receipt and discussion.*

Also Present: Mr. Peter Coffin

Mr. Coffin gave a brief presentation of the above revision to the Special Permit noting the following points:

- The reason for the lights is due to the increase in demands for usage of the field.
- The hours of operation will be 5:30pm to 9:00pm Monday through Friday, September 5th through November 3, 2017.
- The lights will be positioned on one side of the field pointing in the opposite direction away from the nearest neighbors.
- Due to the grade difference, disturbance to neighbors should not be an issue.
- The lights are shielded but not LEDs.

Vice Chairman Fossi motioned, Mr. Katz seconded to approve the above Revision to the Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 9-0.

7. #2017-037-A: Proposed Text Amendment to the Section 7.14 Drainage Requirements and Storm Water Management. *For receipt and scheduling Public Hearing. % PD*

Vice Chairman Fossi explained that the sub-committee consisting of Mr. Katz, Mr. Zeck and himself who had been charged with the review of Ridgefield's Drainage and SWM regulations met with the Assistant Town engineer, members of the Conservation Commission, and Amanda Ryan of the State of CT who is helping Towns with the new MS4 regulations. It was established that Section 7.14 in Ridgefield's regulations is a costly burden to residents and should be rescinded. A new sub-committee has been formed consisting of Mr. Steve Sullivan, CCA, Director Baldelli, Agent Peyser, Mr. Alan Pilch, CC, Mr. Charlie Fisher and 1 Commission member and 1 Inland Wetlands member. This new sub-committee will be charged with reviewing and rewriting the new regulation.

Vice Chairman Fossi went on to say that Director Baldelli put a packet together showing additional zoning regulations and subdivision regulations that address stormwater and will remain in place and provide the Commission with the authority to regulate stormwater impacts on any development application subject to their review. He confirmed that the removal of Section 7.14 will be limited to construction activities associated with single-family residences only.

The Conservation Commission was asked for their input by 6/20/17 so the Commission can discuss their suggestions before the Public Hearing on 7/5/17.

Director Baldelli agreed with all said by Vice Chairman Fossi but added that he recommends that the Commission take their time with rewriting the new regulation. The State of CT's new MS4 will not be completed any time soon and the new regulation needs to conform to the new MS4 and why not wait for that to be enacted.

Mr. Dunphy motioned, Mr. Hanlon seconded to approve rescinding Section 7.14 from the Zoning regulations and to schedule a Public Hearing for 7/5/17. Motion carried 9-0.

8. #2017-039-REV(SP) REV(SR): Revision to the Special Permit application per Section 9.2 of the Town of Zoning Regulations to Regulations for the modification of previously approved site plans, resulting in the reduction of $\pm 1,215$ sq.ft. of building

footprint at **509 Main Street** in the MSDD Zone. *Owner: 509 Main Street, LLC. AA: Robert R. Jewell, Esq. For receipt and discussion.*

Per the Authorized Agent, Attorney Robert Jewell, the above revision to the Special Permit application has been continued to 6/20/17.

9. **#2017-040-PRE:** Pre-Submission Concept for an Automated Car Wash at the Gulf Gas Station at **115 Danbury Road** in the B-2 Zone. AA: *Robert R. Jewell, Esq. For Discussion.*

Also Present: Ms. Michelle Myers, Doyle Coffin Architecture
Attorney Robert Jewell

Ms. Myers described the above project to install a car wash in one of the unused bays at the Gulf Station with a possible pet wash in an extra room.

The Commission cautioned that traffic and environmental issues would be some of their concerns but overall they had no objections.

For the record, Mr. Katz left the meeting at this point.

COMMISSION WALKS

There were no Commission walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

- **#9330-REV(SP): Stepping Stone Farm, % Molly McGeehin, Town Treasurer.** *Release of performance bond recommended.*

Mr. Cascella motioned, Vice Chairman Fossi seconded to approve the full release of the above performance bond as recommended. Motion carried 8-0.

- **#89017-S: Spectacle Lane Subdivision, % Molly McGeehin, Town Treasurer.** *Release of accessway, and erosion and sediment control bonds recommended.*

Mr. Zeck motioned, Mr. Cole seconded to approve the full release of the above noted bonds as recommended. Motion carried 8-0.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Cascella seconded to approve the Meeting Minutes of May 16, 2017 as amended. 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 & Simpaug Tkpe).** *State of CT, DEEP and Town of Ridgefield.*

The above Public Hearing has been continued to June 20, 2017.

Scheduled:

- **#2017-029-A:** Proposed Text Amendment for Sec 2.2 – Definitions- Story Related Terms of the Ridgefield Zoning Regulations. *For receipt and scheduling of Public Hearing. % P&Z Commission*

The above Public Hearing has been scheduled for Wednesday, July 5, 2017.

- **#2017-037-A:** Rescind Section 7.14 Drainage Requirements and Storm Water Management. *% P&Z Commission*

The above Public Hearing has been scheduled for Wednesday, July 5, 2017.

Hearing no further discussion, the Chairman adjourned the meeting at 11:15 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary