

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

December 5, 2017 Present: Robert Cascella
 Joseph Dowdell
 Tim Dunphy
 George Hanlon
 John Katz
 Charles Robbins
 Rebecca Mucchetti, Chair
 Joseph Fossi, Vice Chair

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

A Planning and Zoning Commission Public Hearing was held prior to the meeting.

At 7:31 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2017-075-SR:** Summary Ruling Application under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to replace a damaged drainage pipe with a new 36" plastic pipe under the driveway at **278 Ridgebury Road** in RAAA Zone. *Statutorily received on November 08, 2017. Site walked on November 26, 2017. 65 days to render a decision is January 12, 2018. Owner: Stewart E. Marshall. Authorized Agent: Elmir Pasalic. For discussion and action.*

Also Present: Mr. Elmir Pasalic, AA
 Mr. Daniel Levine, Conservation Commission

After review of the Conservation Comments dated 12/4/17 and establishing the following, a motion was made.

- The ash tree will be removed and great effort will be made to keep the remaining trees.
- The invasive plantings in the stream will be removed.

Vice Chairman Fossi motioned, Mr. Hanlon seconded to adopt the Draft Resolution of Approval dated 11/21/17 as presented with the following conditions added:

- **A plunge pool will be installed at the end of the 40' pipe on the south side similar to the one on the north side**
- **Plantings will be installed at the edge of the plunge pool toward the wetlands with Agent Peyser to provide guidance regarding the type of plants to use.**

Motion carried 8-0-1. Mr. Katz abstained.

- 2. #2017-071-REV(SP)(PR):** Revision to Plenary Ruling application under Sec.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations to alter the footprint of six (6) units, to accommodate a “mud room” and extra space to the dining room within the upland review area of wetlands at **500 Main Street** in the MSDD Zone. *Statutorily received on November 08, 2017.* 65 days to render a decision is January 12, 2018. *Owner/Applicant: Elms Development Company LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

Also Present: Attorney Robert Jewell
Mr. Steven Scala, Manager
Mr. Steven Sullivan, PE
Ms. Michelle Myers, AIA

Vice Chairman Fossi motioned, Mr. Cascella seconded to combine this Inland Wetland discussion with the Planning and Zoning discussion. Motion carried 9-0.

Attorney Jewell, Mr. Sullivan and Ms. Myers gave a brief presentation describing how the Applicant proposes to increase the building footprints on units 6, 7, 8, 9, 10 & 12 which will increase the amount of impervious surface. To offset this increase, the applicant agreed to convert unit #10 driveway to pervious-pavers. Chairman Mucchetti noted that the Town Engineer asked that all 6 units have pervious paver driveways and Attorney Jewell agreed on behalf of the Applicant.

Mr. Scala noted that the reason for the proposed changes was because the dining rooms were too tight, to allow better interior flow and to provide mudrooms without taking up garage space.

After review of the Conservation Commission comments dated 12/5/17, it was established that plantings behind units 10, 11 and 12 would not be feasible because there was no room, and it is too shady. The area should be left as an open accessway for residents in case of fire, etc.,

Agent Peyser stated that these changes will not have any adverse impact to the wetlands and voiced her approval.

Mr. Katz motioned, Mr. Zeck seconded to approve the above revision to the Plenary Ruling application as presented and as a Final Resolution with standard conditions and the following condition:

- **Units #6, 7, 8, 9, 10 and 12 driveways will be pervious pavers.**

Motion carried 9-0.

NEW ITEMS

- 3. Election of officers.% Chair**

Mr. Katz motioned, Mr. Hanlon seconded to move the current slate of Rebecca Mucchetti as Chair and Joe Fossi as Vice Chair for the Inland Wetlands Board. Motion carried 7-0-2. Chairman Mucchetti and Vice Chairman Fossi abstained.

4. Department Budget. % Director

Director Baldelli explained to the Board his Fiscal Year 2018-2019 Budget Memorandum and packet dated 11/29/17 and continued the discussion in Planning and Zoning.

5. Wetlands Citation BOS Meeting January 10, 2018 c/o Director Baldelli

Director Baldelli noted the Wetlands Citation meeting scheduled with the Board of Selectman on 1/10/18 and he asked for support from the Board by attending this meeting.

BOARD WALKS

There were no Board walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following correspondence. No action was required.

1. The Habitat, Fall 2017. Chairman Mucchetti recommended the article titled "Survey of Municipal Wetlands Agency Regulations: The Right (or not) to Inspect Private Property".
2. 2018 Inland Wetlands Meeting Schedule

MINUTES – Inland Wetlands Board

For Approval:

Mr. Katz motioned, Mr. Cascella seconded to approve the Meeting Minutes for November 21, 2017 as amended. Motion carried 7-0-2. Vice Chairman Fossi and Mr. Zeck abstained.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chair adjourned the meeting at 8:22 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING & ZONING COMMISSION PUBLIC HEARING

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

December 5, 2017

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

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

At 7:30 PM Chairman Mucchetti called the meeting to order.

Item I: (Continued) #2017-059-S: Subdivision Application per Town of Ridgefield Zoning Regulations for a 3-lot subdivision of 3.75± acres of land at **28 West Branchville Road** in the RA zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public Hearing held on November 08, 2017. Extension requested, hearing to be rescheduled. Last date to complete public hearing is February 17, 2018 with total 65 days extension limit. Owner/Applicant: Branchville LLC.*

Per Chairman Mucchetti, the Applicant has reached out to the Town of Redding with questions and comments and the Applicant is still waiting for a response.

The above Public Hearing has been rescheduled to a date to be determined at the request of the Applicant.

Hearing no further discussion, the Chair adjourned the meeting at 7:31 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.

December 5, 2017	Present:	Robert Cascella Joseph Dowdell Tim Dunphy George Hanlon John Katz Charles Robbins Mark Zeck Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair
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Also Present: Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner
Lise Read, Recording Secretary

A Planning and Zoning Commission Public Hearing was held prior to the Inland Wetlands Board Meeting.

At 8:22 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

- 1. IF PUBLIC HEARING IS CLOSED: #2017-059-S:** Subdivision Application per Town of Ridgefield Zoning Regulations for a 3-lot subdivision of 3.75± acres of land at **28 West Branchville Road** in the RA zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on November 08, 2017. Extension requested, hearing to be rescheduled. Last date to complete public hearing is February 17, 2018. Owner/Applicant: Branchville LLC. To be rescheduled.*

The above Public Hearing has been rescheduled to a date to be determined at the request of the Applicant.

- 2. #2017-071-REV(SP)(PR):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to alter the architectural plans of six(6) units, to accommodate “mud rooms” and extra space to the dining rooms at **500 Main Street** in the MSDD Zone. *Statutorily received November 08, 2017. Owner/Applicant: Elms Development Company LLC. Authorized Agent: Robert R. Jewell, Esq. For discussion and action.*

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 and the following conditions:

- **Units #6, 7, 8, 9, 10 and 12 driveways will be pervious pavers.**

Motion carried 9-0.

3. **#2017-078-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for building signage “Kafo” at **417 Main Street** in CBD Zone. *Statutorily received November 21, 2017. 65 days to render a decision is January 25, 2017.* Owner: GAJ LLC. Applicant: Sarit Wiener. For discussion and action.

Vice Chairman Fossi motioned, Mr. Katz seconded to approve the above Village District application as presented and approved by the VDC and as a Final Resolution with standard conditions. Motion carried 9-0.

NEW ITEMS

4. Election of officers.% Chair

Mr. Katz motioned, Mr. Hanlon seconded to move the current slate of Rebecca Mucchetti as Chair, Joe Fossi as Vice Chair for the Planning and Zoning Commission. Motion carried 7-0-2. Chairman Mucchetti and Vice Chairman Fossi abstained.

5. Department Budget.% Director

Director Baldelli explained to the Commission his Fiscal Year 2018-2019 Budget Memorandum and packet dated 11/29/17.

Mr. Katz motioned, Mr. Cascella seconded to approve Director Baldelli moving forward with presenting the Fiscal Year 2018-2019 Budget to the Board of Selectman. Motion carried 9-0.

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 correspondence. No action was required.

1. A letter from the Conservation Commission dated 11/28/17 regarding the Regulation Amendment: Mixed Overlay Zone.
2. A letter from Mr. Matthew Grossman dated 11/20/17.
3. 2018 Planning and Zoning Meeting Schedule.

MINUTES – P&Z Executive Session

For Approval:

Mr. Katz motioned, Mr. Zeck seconded to approve the Meeting Minutes for November 14, 2017 as amended. Motion carried 7-0-2. Mr. Dowdell and Mr. Robbins abstained.

MINUTES – P&Z Public Hearing

For Approval:

Mr. Hanlon motioned, Mr. Cascella seconded to approve the Meeting Minutes for November 14, 2017 as amended. Motion carried 7-0-2. Mr. Dowdell and Mr. Robbins abstained.

MINUTES – P&Z Commission

For Approval:

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes for November 14, 2017 as amended. Motion carried 7-0-2. Mr. Dowdell and Mr. Robbins abstained.

MINUTES – P&Z Public Hearing

For Approval:

Mr. Dunphy motioned, Mr. Hanlon seconded to approve the Meeting Minutes for November 21, 2017 as amended. Motion carried 7-0-2. Vice Chairman Fossi and Mr. Zeck abstained.

For Distribution:

There were no Meeting Minutes distributed.

MINUTES – P&Z Commission

For Approval:

Mr. Katz motioned, Mr. Cascella seconded to approve the Meeting Minutes for November 21, 2017 as amended. Motion carried 7-0-2. Vice Chairman Fossi and Mr. Zeck abstained.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

Rescheduled With Dates to Be Determined

- **(Continued) #2017-059-S:** Subdivision Application, **28 West Branchville Road, Branchville LLC**
- **(Continued) #2017-060-REZ:** Rezoning Application. **Assessor Map ID E15-0191 & Map E15-0225 and 41 Governor St, B&G Club**

December 19, 2017

- **(Continued)#2017-064-A:** Regulation Amendment, Mixed Use Overlay Zone, Commission initiated.

Hearing no further discussion, the Chairman adjourned the meeting at 8:45 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary