

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

December 19, 2017

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

Absent: Tim Dunphy

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 Wetland meeting.

At 9:00 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. Discuss 2018 Meeting calendar.% Chair

Chairman Mucchetti asked that within the 3 meetings scheduled per month, the first and third meeting will be for scheduling Public Hearings and the second meeting be the working meeting.

Commission consensus was to adopt this schedule.

2. Discussion on Charter Revision. % Chair

Chairman Mucchetti explained that the Conservation Commission is again asking the Charter Revision Committee to separate the Inland Wetland Board from the Planning and Zoning Commission. This was confirmed by Mr. Cascella who attended the Conservation Commission meeting when it was discussed. The Commission/Board will attend the Charter Revision meeting to voice support for continuing combined review.

3. Wetlands Citation c/o Director Baldelli

Director Baldelli explained to the Board that the Wetlands Citation public hearing with the Board of Selectman has been moved to January 3, 2018 @ 7:30pm. Again, he asked for support from the Board to attend the meeting.

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 – Inland Wetlands Public Hearing**For Approval or Distribution:**

There were no Meeting Minutes for approval or distribution.

MINUTES – Inland Wetlands Board**For Approval:**

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the Meeting Minutes of December 05, 2017 as amended. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 9:14 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 19, 2017

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

Absent: Tim Dunphy

Also Present: 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) #2017-064-A: Regulation Amendment, New section 5.7-Mixed Use Overlay Zone within the Town of Ridgefield Zoning Regulations. *Statutorily received* on September 26, 2017. Public hearing held on November 21, 2017. Public hearing continued to December 19, 2017. 35 days to close public hearing is December 26, 2017. Commission initiated.

Chairman Mucchetti explained that the Amendment was back at the table due to the Commission and Public interest in considering a 60% state median income component be incorporated into the Regulation. Further, Chairman Mucchetti noted the Town of Redding Planning Commission letter dated 12/14/17 appeared to misunderstand the referral sent to them regarding the Mixed Use Overlay Zone. A letter will be sent to the Redding Planning Commission clarifying the intent of the Regulation Amendment. Chairman Mucchetti then turned the meeting over to Assistant Planner Schnell to explain the new information requested.

Assistant Planner Schnell went through his prepared memo for the 12/19/17 Public Hearing with attachments Appendix 1, 2, 3 and 4. Conversation ensued with the Commission determining by consensus that the original intent of this regulation was to provide incentives to developers to choose this Regulation over an 8-30g application and that by including the 60% of the state median income component, the Regulation becomes watered down and not palatable to be chosen over an 8-30g application.

Ms. Kitsey Snow, Conservation Commission expressed their desire to use this opportunity to require developers to use Low Impact Development but the Commission felt that again this is restrictive and what the Commission wants is real incentive for the developers to choose this Regulation over an 8-30g. Further, any application coming

forward will be a Special Permit and will be required to address and comply with all required regulations including stormwater management and inland/wetlands.

Commission consensus was to draft a Regulation which does not include the 60% of state median income component and to use the Original Set Aside Requirement with rounding up per Assistant Planner Schnell's memo dated 12/19/18 PH.

This Public Hearing did not close and has been granted a continuance to continue to 1/3/18.

Hearing no further discussion, the Chairman adjourned the meeting at 9:00 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 19, 2017	Present:	Robert Cascella Joseph Dowdell George Hanlon John Katz Charles Robbins Mark Zeck Rebecca Mucchetti, Chair Joseph Fossi, Vice Chair
	Absent:	Tim Dunphy

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

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

At 9:14 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **IF PUBLIC HEARING IS CLOSED:** #2017-064-A: Regulation Amendment, New section 5.7- **Mixed Use Overlay Zone** within the Town of Ridgefield Zoning Regulations. Statutorily received on September 26, 2017. Public hearing held on November 21, 2017. Public hearing continued to December 19, 2017.65 days to render a decision is January 24, 2018. Commission initiated. *For discussion and action.*

This Public Hearing did not close and has been continued to 1/2/18 with an extension granted to 1/3/18.

2. **#2017-068-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for the building sign for Farmers Insurance at **448 Main Street** in the CBD Zone. Statutorily received on October 17, 2017.65 days to render a decision is December 21, 2017.Owner: Willett Properties. Applicant: Bryan Ferrari. *For action.*

Mr. Zeck motioned, Vice Chairman Fossi 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 8-0.

NEW ITEMS

3. **#2017-081-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for a new building and window sign (Hunan Noodle House) at **461 Main Street** in CBD Zone. Owner: Ridgefield Equities, LLC Applicant:

Jeepy Januar. *For receipt.*

The above Village District application has been tabled pending the VDC report.

4. **#2017-082-A:** Proposed Regulation amendment to Section 3.3.C.1, Accessory Dwelling Unit. Commission initiated. *For receipt and scheduling of a public hearing.*

Director Baldelli explained that due to discussions regarding the Temporary Health Care Structure which the Commission and Board of Selectman opted out of, he is proposing this Regulation amendment to build upon the positive benefits of the Regulation and to expand the number of properties eligible to have an Accessory Dwelling Unit (ADU).

Mr. Cascella motioned, Mr. Robbins seconded to receive the above Proposed Regulation Amendment and to schedule a Public Hearing for 1/2/18. Motion carried 8-0.

5. **#2017-083-A:** Amendment to Section 2.2- Defined Terms (“Yard Setback” Related Terms) and proposed new Section 7.14- Incidental Improvements. Commission initiated. *For receipt and scheduling of a public hearing.*

Director Baldelli explained that this proposed Regulation amendment is to make it clear what structures and incidental improvements are permitted within the required setbacks eliminating ambiguity and creating interpretive clarity. Noted was that further discussions in the Commission’s working meetings will fine tune the definitions of the structures and site improvements permitted.

Mr. Cascella motioned, Mr. Cascella to receive the above Proposed Regulation Amendment and to schedule a Public Hearing for 1/2/18. Motion carried 7-0-1. Vice Chairman Fossi was recused.

6. **#2017-084-A:** Amendment to Section 9.1.A.3.a.- Zoning Permit Application and Section 9.1.B.1.- Certificate of Zoning Compliance. *Commission initiated. For receipt and scheduling of a public hearing.*

Director Baldelli explained that due to a recent court decisions where every word within the Regulations are subject to strict judicial scrutiny, the above Regulation amendment is proposed which will include the term “premises”.

Mr. Katz motioned, Mr. Robbins seconded to receive the above Proposed Regulation Amendment and to schedule a Public Hearing for 1/2/18. Motion carried 8-0.

7. Discuss 2018 Meeting calendar % *Chair*

As with the discussion in the Inland Wetlands Board meeting, Chairman Mucchetti asked that within the 3 meetings scheduled per month, the first and third meeting will be for scheduling Public Hearings and the second meeting be the working meeting.

Commission consensus was to adopt this schedule.

COMMISSION WALKS

There were no Commission walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

1. A letter from Director Baldelli dated 12/11/17 to Attorney Edward Schenkel regarding 23 Stonewall Lane.

MINUTES – P&Z Public Hearing

For Approval:

Vice Chairman Fossi motioned, Mr. Robbins seconded to approve the Meeting for December 05, 2017 as presented. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes distributed.

MINUTES – P&Z Commission

For Approval:

Vice Chairman Fossi motioned, Mr. Cascella seconded to approve the Meeting Minutes for December 05, 2017 as amended. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

Continued to 1/2/18:

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

Scheduled for 1/2/18:

- **#2017-082-A:** Proposed Regulation amendment to Section 3.3.C.1, Accessory Dwelling Unit. *Commission initiated.*
- **#2017-083-A:** Amendment to Section 2.2- Defined Terms (“Yard Setback” Related Terms) and proposed new Section 7.14- Incidental Improvements. *Commission initiated.*
- **#2017-084-A:** Amendment to Section 9.1.A.3.a.- Zoning Permit Application and Section 9.1.B.1.- Certificate of Zoning Compliance. *Commission initiated.*

To Be Rescheduled:

- **(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

Hearing no further discussion, the Chairman adjourned the meeting at 9:40 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
AQUIFER PROTECTION AGENCY

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

December 19, 2017

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

Absent: Tim Dunphy

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

A Planning and Zoning Commission Public Hearing, Inland Wetlands Board Meeting, and Planning and Zoning Commission meeting were held prior to the Aquifer Protection Agency meeting.

At 9:40 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. Election of officers.% Chair

Mr. Katz motioned, Mr. Hanlon seconded to move the current slate of Ms. Mucchetti as Chair and Mr. Fossi as Vice Chair. Motion carried 6-0-2. Ms. Mucchetti and Mr. Fossi recused.

CORRESPONDENCE

There was no correspondence.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Cascella seconded to approve the Meeting Minutes of September 19, 2017 as presented. Motion carried 7-0-1. Mr. Dowdell recused.

For Distribution:

There were no Meeting Minutes distributed.

Hearing no further discussion, the Chairman adjourned the meeting at 9:41 PM.

Respectfully Submitted,
Lise B. Read
Recording Secretary