

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

January 16, 2018

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

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

For the record, the Planning & Zoning Commission Meeting was heard first before the Inland Wetlands Board Meeting.

At 8:20 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. Discussion on Charter Revision. % Chair

Chairman Mucchetti explained that her recent cover memorandum distributed needed a few corrections. First, in 2014 Charter Revision was a 7 member commission not 9, and the vote to separate was defeated 4-3, not 5-4. Next, the Conservation Commission submitted their written request to separate, followed by IWB/PZC presentation in favor of combined review on 3/3/14. The Conservation Commission presented their rebuttal on 3/17/14. The IWB/PZC presented additional documents through public comment following Conservations presentation.

Further Chairman Mucchetti noted the distribution of the Conservation Commission letter dated 1-8-18 to the 2018 Charter Revision recommending separation of the IWB from the PZC, and IWB/PZC's letter dated 1/9/18 requesting an opportunity to respond to the arguments made in favor of separation. She also noted that the IWB/PZC has 5 new members since the discussions to separate in 2014.

In response to a straw poll request from the Chair, Board consensus was unanimous to defend against the argument to separate the IWB from the PZC.

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:

There were no Public Hearing Meeting Minutes to approve.

For Distribution:

There were no Public Hearing Meeting Minutes distributed.

MINUTES – Inland Wetlands Board

For Approval:

The Board Meeting Minutes for January 2, 2018 were tabled and placed on the 1/23/18 Agenda.

For Distribution:

There were no Board Meeting Minutes distributed.

PUBLIC HEARINGS

There were no Public Hearings scheduled.

Hearing no further discussion, the Chair adjourned the meeting at 8:26 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary
(Per Audio Tapes)

APPROVED/REVISED
MINUTES
PLANNING & ZONING COMMISSION PUBLIC HEARING

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January 16, 2018

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

Absent: Tim Dunphy

Also Present: Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner

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

PLANNING AND ZONING COMMISSION

Item I: (Continued): #2017-059-S: Subdivision Application per the Town of Ridgefield Subdivision Regulations for a 3-lot subdivision of 3.75± acres of land and a waiver request for minimum lot area per Section 4-20 of the Subdivision Regulations, at **28 West Branchville Road** in the RA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017 and November 08, 2017. 35 days to close public hearing was November 21, 2017. 65 day extension granted until January 25, 2018. Owner/Applicant: Branchville, LLC*

Also Present: Mr. Jeffrey McDugal, Authorized Agent
Mr. Douglas DiVesta, PE
Mr. Eric Beckenstein, Conservation Commission

For the record, the Chair noted that the Legal Notice had been read at the Oct. 17, 2017 public hearing, and she then summarized the application, presentations and documents received to date.

Mr. McDugal and Mr. DiVesta gave brief presentations explaining their amendments that address the driveway issues from the Town of Redding, comments from Mr. Charlie Fisher, Town Engineer, and comments from the Conservation Commission.

When asked, Mr. Beckenstein, Conservation Commission had no questions or comments.

With nothing further, the Public Hearing closed.

Hearing no further discussion, the Chair adjourned the meeting at 7:45 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary
(Per Audio Tapes)

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MINUTES
PLANNING AND ZONING COMMISSION MEETING

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Present: Robert Cascella
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John Katz
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Rebecca Mucchetti, Chair
Joseph Fossi, Vice Chair

Absent: Tim Dunphy

Also Present: Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner

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

For the record, the Planning & Zoning Commission Meeting was heard first before the Inland Wetlands Board Meeting.

At 7:45 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

- 1. (Continued): #2017-059-S: Subdivision Application** Per the Town of Ridgefield Subdivision Regulations for a 3-lot subdivision of 3.75± acres of land and a waiver request for minimum lot area per Section 4-20 of the Subdivision Regulations, at **28 West Branchville Road** in the RA Zone. *Statutorily received September 05, 2017. Site walked on September 10, 2017. Public hearing held on October 17, 2017 and November 08, 2017. 35 days to close public hearing was November 21, 2017. 65-day extension granted until January 25, 2018. 65 days to render a decision is March 8, 2018. Applicant: Branchville, LLC. For discussion and possible action.*

Mr. Robbins stated that he was having an issue with the application and stated his intention to abstain. Chairman Mucchetti noted that the waiver request for a minimum lot area required a super majority vote of $\frac{3}{4}$ of the Commission.

Ms. Mucchetti motioned, Vice Chairman Fossi seconded to approve sending current and prior Public Hearing tapes to Mr. Dowdell and Mr. Dunphy so a vote for the waiver request for minimum lot area could be attained. Further, the item will be continued to 2/6/18 in order for the full commission to be in attendance. (Note no vote was taken).

Discussion continued. After further consideration, Mr. Robbins stated that he did not have a problem with the waiver request just the subdivision application.

Mr. Katz motioned, Mr. Cascella seconded to approve the waiver request for a minimum lot area, with an effective date of Jan. 26, 2018. Motion carried 7-0-1. Mr. Dowdell abstained.

As the application meets all the regulations and was well presented, the following motion was made:

Vice Chairman Fossi motioned, Mr. Katz seconded to approve the Subdivision application as presented and amended as a Final Resolution with standard conditions, and an effective date of Jan. 26, 2018. Motion carried 6-0-2. Mr. Dowdell and Mr. Robbins abstained.

2. **#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 the CBD Zone. *Statutorily received on December 19, 2017. Owner: Ridgefield Equities, LLC. Applicant: Jeepy Januar. For action.*

Mr. Katz motioned, Mr. Cascella seconded to approve the Village District application as presented and approved by the VDC as a Final Resolution with standard conditions, and an effective date of Jan. 26, 2018. Motion carried 8-0.

3. **#2017-072-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 to replace an existing freestanding sign with a free standing sign almost 18' off the ground at **665 Danbury Road** in the B-2 Zone. *Statutorily received on November 08, 2017. Owner/Applicant: JFM Realty, LLC. Authorized Agent: Robert R. Jewell, Esq. For action.*

Also Present: Attorney Robert Jewell

Established was that the AAC did not approve the sign due to the height. Attorney Jewell stated that they decreased the sign height from 18' to 12'. Atty Jewel stated that the site lines will not be obstructed.

Vice Chairman Fossi motioned, Mr. Robbins seconded to approve the revision to the Special Permit as amended, as a Final Resolution with standard conditions, with an effective date of Jan. 26, 2018. Motion carried 8-0.

NEW ITEMS

4. **#2018-002-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 for Accente' Salon at **413 Main Street** in the CBD Zone. *Owner: GAJ LLC. Applicant: Stalzer Design LLC. For receipt.*

Vice Chairman Fossi motioned, Mr. Zeck seconded to receive the Village District application and to table the application pending the VDC report.

5. **#2018-001-VDC REV(SP):** Village District Application per Section 8.3 under Section 5.1.B and Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for a Barber's Pole and vinyl letter window signage at Ridgefield Barber & Salon at **446 Main Street** in the CBD Zone. *Owner: Willett Properties. Applicant: Ridgefield Barber & Salon ; Roshel Pirov. For receipt and possible action.*

Also Present: Mr. Roshel Pirov

After a brief discussion, it was established that the 28" high barber pole light will be lit and animated. Window letter will only be on the left side of the window and will not exceed 25% of the window area.

Vice Chairman Fossi motioned, Mr. Robbins seconded to approve the Village District application as presented and approved by VDC, as a Final Resolution with standard conditions, and the condition that the barber pole will be lit only during business hours. Effective date is Jan. 26, 2018. Motioned carried 8-0.

6. **#2018-003-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.7- Mixed Use Overlay Zone, converting second floor storage units to eight (8), 2 bedroom, 2 bathroom apartments, for a building total of sixteen (16) 2 bedroom, 2 bathroom apartments, of which five (5) apartments are to be affordable at **35 Old Quarry Road** in the B-2 Zone. *Owner/Applicant: Old Quarry Road LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a public hearing.*

Mr. Zeck motioned, Mr. Hanlon seconded to receive the Special Permit application and to schedule a Public Hearing for 2/6/17. Motion carried 8-0.

Mr. Cascella motioned, Mr. Zeck seconded to add the following Item #7 to the Agenda. Motion carried 8-0.

7. **#2017-086-REV (SP),** Revision to Special Permit, **439 Silver Spring Road,** Silver Spring Country Club.

Mr. Cascella motioned, Mr. Zeck seconded to approve rescheduling the Public Hearing for the revision to the Special Permit from 2/6/18 to 2/20/18 at the applicant's request. Motion carried 8-0.

COMMISSION WALKS

January 28, 2018

#2017-086-REV (SP), Revision to Special Permit, **439 Silver Spring Road,** Silver Spring Country Club.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

1. AAC report for 590 Danbury Rd.
2. Planning and Zoning Quarterly Newsletter. Chairman Mucchetti noted 3 articles of particular interest for the Commissioners to read.

MINUTES – P&Z Public Hearing

For Approval:

The Meeting Minutes for January 2, 2018 were tabled and placed on the 1/23/18 Agenda.

For Distribution:

There were no Meeting Minutes distributed.

MINUTES – P&Z Commission

For Approval:

The Meeting Minutes for January 2, 2018 were tabled and placed on the 1/23/18 Agenda.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

Rescheduled from February 6, 2018 to February 20, 2018:

- **#2017-086-REV(SP):** Revision to Special Permit, **439 Silver Spring Road,** Silver Spring Country Club.

Scheduled for February 6, 2018:

- **#2018-003-SP:** Special Permit Application, **35 Old Quarry Road**
Owner/Applicant: Old Quarry Road LLC. Authorized Agent: Robert R. Jewell, Esq.

Hearing no further discussion, the Chair adjourned the meeting at 8:20 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary
(Per Audio Tapes)