

APPROVED/REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

January 23, 2018

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

Absent: Charles Robbins

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

*There were no Inland Wetlands Board or Planning and Zoning Commission Public Hearings held prior to the meeting.*

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

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

1. Board discussion on topic areas concerning inland wetlands and watercourses, intended facilitate a broad dialogue around ongoing and future regulatory actions, and to discuss concerns, create solutions and to explore new ideas. % Board & Staff.

The Chair started the conversation by asking for suggestions regarding the above Agenda item. Agent Peyser spoke first stating that many times in comments made by the Conservation Commission regarding applications, they have requested that there be a 15' riparian wetlands planted buffer zone between the water and the land which is incorporated in the upland review area. Agent Peyser asked if the Board was interested in incorporating a riparian buffer in some form as part of the regulations. Discussion ensued with the Board deciding that due to prior site restrictions or the need to cause site disturbances in order to create the riparian buffer zone, a case by case basis without a hard and fast number might be a better solution. Agent Peyser further stated that the Conservation Commission recommended 15' was an arbitrary number but a good number to start with.

**Commission consensus was that Agent Peyser would research riparian buffers.**

Vice Chair Fossi suggested that the regulation regarding clear cutting trees be revisited. He stated that it did not make sense that an applicant so long as they kept one tree 2" or more in diameter could then technically clear cut the remainder of his property. In addition, Vice Chair Fossi wanted to review the regulation which states that there be no clearing of trees and vegetated cover 100' from a wetlands or watercourse and yet an applicant could put in a driveway 25' from a wetlands or watercourse which obviously takes clearing trees and vegetated cover under 100' from a wetlands or watercourse. It is a catch twenty-two and should be rewritten to clarify the Board's intent.

**Commission consensus was to have Agent Peyser review with the intent of clarifying the definitions of activity distances in the upland review areas on Page 11.**

Mr. Dunphy suggested wetlands banking which he was familiar from his work in Yorktown. The concept was that the Town would identify wetlands that needed improvement and when an applicant wanted to make changes to his property and there was an insignificant wetland on the applicant's property, the applicant would be allowed to fill the wetland but would be obligated to improve a wetland identified by the Town elsewhere. Chairman Mucchetti questioned doing work on someone else's property and whether the Board could legally condition it.

**Commission consensus was that Director Baldelli would check State Statutes after Mr. Dunphy provided the written text from Yorktown regarding wetlands banking.**

2. **#2018-004-REV(SR):** Revision and Renewal of Summary Ruling File # 2013-021-SR per Section 7.5 of the Inland Wetlands and Watercourses Regulations of the Town of Ridgefield requesting a modification and a five (5) year extension to the previously approved Summary Ruling Application for the disturbance and activity in the upland review area of wetlands in conjunction with proposed single family lot development on vacant property located on **West Lane, Assessor's Lot # D-17- 0104.**  
*Owner/Applicant: Douglas Martin. Authorized Agent: Frank Fowler. For receipt.*

**Mr. Zeck motioned, Mr. Hanlon seconded to receive the above revision and renewal of the Summary Ruling File and to place the item on the 2/20/18 Agenda. Motion carried 8-0.**

#### **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 & For Distribution:

There were no Meeting Minutes to approve or distribute.

**MINUTES – Inland Wetlands Board**

For Approval:

**The Meeting Minutes for January 2, 2018 were tabled and placed on the 2/6/18 Agenda.**

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 8:05 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.

January 23, 2018

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

Absent: Charles Robbins

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

*There were no Inland Wetlands Board or Planning and Zoning Commission Public Hearings held prior to the Inland Wetlands Board Meeting.*

At 8:05 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

1. Commission discussion on topic areas concerning zoning regulations, and to brainstorm ongoing and future regulatory actions, and to discuss concerns and create solutions. % Commission & Staff.

The Chair again started the conversation by asking for suggestions regarding the above Agenda item. Mr. Hanlon asked and Vice Chair Fossi replied that the State mandated Stormwater Management review is proceeding. The Town has 5 years to complete all testing, to find problem areas and make a formal report to the State of Connecticut.

Director Baldelli suggested the Commission continue the discussion regarding storage sheds and other outdoor buildings or equipment 200sf or less from being exempt from setbacks. Director Baldelli reminded the Commission that they had originally exempted the sheds, etal from requiring a zoning permit in order to coincide with the Building Department permit requirements.

**Commission consensus was that for the past 4 years there have been no issues with sheds being exempt from setbacks. Therefore Director Baldelli will develop language to exempt sheds, etal under 200sf from certain yard setbacks.**

Next Director Baldelli suggested a Special Permit use of non-retail showrooms in the B-2 zone and gave the following showroom examples: Flooring, kitchen cabinets, counter tops, and carpets. With traffic in mind, these non-retail showrooms would be for browsing only with no on-site direct purchasing or removing merchandise from the premises permitted.

**Commission consensus was for Director Baldelli to develop language to allow non-retail showrooms in the B2 zone.**

Lastly, Mr. Cascella suggested that the Commission look at the Special Permit criteria for residential zones, the permitted uses and definitions. Examples cited were private clubs, recreational use, and commercial use in residential neighborhoods.

**Commission consensus was to review a list of permitted uses and definitions that will be provided by Director Baldelli.**

2. Distribution/ Discussion: RFP for POCD. % Director

Director Baldelli reviewed the handout titled “Legal Notice, Invitation to Bid” and explained how in order to receive grants, State Statutes requires an updated POCD. Further, the bidder awarded the contract will not be rewriting the POCD but reviewing and updating the existing POCD. \$100,000 has been the suggested budget for this contract which needs to be approved by the Board of Selectman. The RFP will be sent out for multiple bids and the Board will interview and pick the firm awarded the contract.

**Commission consensus was to move forward with the RFP as presented.**

**COMMISSION WALKS**

**January 28, 2018**

#2017-086-REV(SP), 439 Silver Spring Road, Silver Spring Country Club.

**REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

**CORRESPONDENCE**

There was no correspondence.

**MINUTES – P&Z Public Hearing**

For Approval:

**The approval on the Minutes for January 2, 2018 were tabled and placed on the 2/6/18 Agenda.**

For Distribution:

There were no Meeting Minutes distributed.

**MINUTES – P&Z Commission**

For Approval:

**The approval on the Meeting Minutes for January 2, 2018 were tabled and placed on the 2/6/18 Agenda.**

For Distribution:

There were no Meeting Minutes distributed.

**PUBLIC HEARINGS**

**February 06, 2018**

**#2018-003-SP:** Special Permit Application, **35 Old Quarry Road**, Old Quarry Road LLC.

**February 20, 2018**

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

Hearing no further discussion, the Chairman adjourned the meeting at 9:05 PM.

Respectfully Submitted,

Lise B. Read

Recording Secretary