

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

July 5, 2017

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

Absent: George Hanlon  
Mark Zeck

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

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

At 9:06 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2017-028-A:** Text Amendment to the Town of Ridgefield Inland Wetlands and Watercourses Regulations, Section 4.5 Special Provisions-Upland Review Area Boundaries, adding a new regulation requiring the submission of a wetland delineation prepared by a soil scientist for activities completed without an approval within the upland review area. *Statutorily received June 06, 2017. Public Hearing held on July 05, 2017. 35 days to render a decision is August 09, 2017. Commission initiated.*

**Mr. Katz motioned, Mr. Cascella seconded to approve the above Text Amendment to Section 4.5 as presented and as a final. Motion carried 7-0.**

**NEW ITEMS**

There were no new items.

**BOARD WALKS**

There were no Board walks scheduled.

**REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

**CORRESPONDENCE**

1. The Habitat, Spring 2017. Chairman Mucchetti noted the article regarding: CT State MS4 Program, the article regarding CT State enforcing the wetlands act at the local level and the article regarding vernal pools.

## **MINUTES**

### **For Approval:**

**Vice Chairman Fossi motioned, Mr. Katz seconded to approve the Meeting Minutes of June 20, 2017 as presented. Motion carried 7-0.**

### **For Distribution:**

The Meeting Minutes for June 27, 2017 Special Meeting were distributed.

## **PUBLIC HEARINGS**

There were no Public Hearings scheduled.

Hearing no further discussion, the Chairman adjourned the meeting at 9:10 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Audio Tapes)

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

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

July 5, 2017

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

Absent: George Hanlon  
Mark Zeck

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

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

At 9:10 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

1. **#2017-029-A:** Text Amendment to the Section 2.2 – Definitions- Story, Full Related Terms of the Town of Ridgefield Zoning Regulations, amending the definition of “Story”, that will allow raised ranch, split-levels and similar residences to be able to construct upper floor additions. *Statutorily received June 06, 2017. Public Hearing held on July 05, 2017. 65 days to render a decision is September 08, 2017. Commission initiated.*

Noting the Regulation amendment will give residents the ability to construct an upper floor addition on raised ranches, split-levels and similar residences while maintaining the existing Building Height standards and noting with this amendment, residents will be able to alter residences and not be forced to a complete tear down, the following motion was made.

**After a brief discussion, Vice Chairman Fossi motioned, Mr. Katz seconded to approve the above Text Amendment to Section 2.2 as presented and as a Final. Motion carried 7-0.**

2. **#2017-037-A:** Amendment to RESCIND Section 7.14 Drainage Requirements and Storm Water Management of the Town of Ridgefield Zoning Regulations, which was adopted and effective on May 13, 2016. *Statutorily received June 06, 2017. Public Hearing held on July 05, 2017. 65 days to render decision is September 08, 2017. Commission initiated.*

Due to mechanisms in place for complete review, the Commission established there is no danger in rescinding the above regulation and allowing time to craft a regulation that makes sense. Further, because the Commission concurred with comments made by the Conservation Commission, the Director and Town Counsel the following motion was made.

**Vice Chairman Fossi motioned, Mr. Robbins seconded to approve the above Amendment to Rescind Section 7.14 as presented and as a Final. Motion carried 7-0.**

- 3. IF PUBLIC HEARING IS CLOSED: 2017-041-SP:** Special Permit application per Section 9.2 of the Town of Ridgefield Zoning Regulations, for occupancy of an existing theater for a cultural and recreational activity per Section 5.3.D.18 , the excavation, filling and/or grading of earth material per Section 7.5.D.4.1, and site modifications for lightings and landscaping for the new business office tenant that will occupy the existing Philip Johnson building, and the theater by ACT( A Contemporary Theatre, Inc) at **36 Old Quarry Road** in the B-2 Zone. *Statutorily received June 20, 2017. Site walked on June 25, 2017. Public hearing held on July 05, 2017. 65 days to render a decision is September 08, 2017. Owner: TOR. Appl: Charlie Fisher. AA: Steven Sullivan.*

**The above Public Hearing has been re-noticed to 7/18/17.**

#### **NEW ITEMS**

- 4. #2017-044-PRE:** Pre-submission concept for a retail/Agricultural use at the intersection of Route 7 & Haviland Road (**Assessor's ID G10-0016**). *For receipt.*

**The above pre-submission concept has been received and placed on the 7/18/17 Agenda for discussion.**

- 5. #2017-045-A:** Amendment to Section 3.2 (C) (3) for the removal of permitted "Private Club" from Recreational uses through issuance of Special Permit of the Ridgefield Zoning Regulations. *Appl: Jeffery & Jennifer Hansen. AA: Peter S. Olsen. For receipt and scheduling a Public Hearing.*

**Vice Chairman Fossi motioned, Mr. Robbins seconded to receive the above Amendment to Section 3.2 (C) and to schedule a Public Hearing for 9/5/17. Motion carried 7-0.**

- 6. #2017-046-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 to add an additional sign of 25sq.ft. on the south side of the building at **125 Danbury Road** in the B-1 Zone. *Owner: Equity One. Appl: Connecticut Signcraft. For receipt.*

**Mr. Katz motioned, Mr. Robbins seconded to receive the above revision to the Special Permit and to place it on the 7/18/17 Agenda for discussion. Motion carried 7-0.**

#### **COMMISSION WALKS**

There were no Commission walks scheduled.

## **REQUESTS FOR BOND RELEASES/REDUCTION**

There were no requests for bond release or reduction.

## **CORRESPONDENCE**

1. Three pieces of correspondence for 36 Old Quarry: Traffic Study, Photometric Plan and the Conservation Commission comments.

## **MINUTES**

### **For Approval:**

**Vice Chairman Fossi motioned, Mr. Cascella seconded to approve the Meeting Minutes of June 20, 2017 as amended. Motion carried 7-0.**

### **For Distribution:**

The Meeting Minutes for the June 27, 2017 Special Meeting were distributed.

## **PUBLIC HEARINGS**

### **RE-NOTICED**

- **#2017-041-SP:** Special Permit Application, **36 Old Quarry Road. Town of Ridgefield.**

**The above Public Hearing has been re-noticed to July 18, 2017.**

### **SCHEDULED**

- **#2017-045-A:** Amendment to Section 3.2 (C) (3), *Appl: Jeffery & Jennifer Hansen. AA: Peter S. Olsen.*

**The above Public Hearing has been scheduled for 9/5/17.**

Hearing no further discussion, the Chairman adjourned the meeting at 9:18 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Audio Tapes)

UNAPPROVED / UNREVISED  
MINUTES  
AQUIFER PROTECTION AGENCY

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

July 5, 2017

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

Absent: George Hanlon  
Mark Zeck

Also Present: Richard Baldelli, Director of Land Use  
Adam Schnell, Assistant Planner

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

At 9:18 PM Chairman Mucchetti called the meeting to order.

**PENDING ITEMS**

There were no pending items.

**NEW ITEMS**

There were no new items.

**CORRESPONDENCE**

There was no correspondence.

**MINUTES**

**For Approval:**

**Vice Chairman Fossi motioned, Mr. Cole seconded to approve the Meeting Minutes for March 21, 2017 as presented. Motion carried 6-0-1. Mr. Cascella abstained.**

Hearing no further discussion, the Chairman adjourned the meeting at 9:19 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Audio Tapes)