

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

March 27, 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: 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. New issues for discussion.
Agent Peyser stated she had no new issues for discussion.

Chair Mucchetti and Vice Chair Fossi suggested that “grubbing” and “the removal of vegetative cover” be discussed as regards to definition or proximity. There was a brief discussion. Agent Peyser felt confident that the new proposed regulation regarding “clear cutting” scheduled for a Public Hearing on 4/17/18 has covered their concerns and that the Board can change anything necessary at the Public Hearing.

The Board agreed with Agent Peyser.

2. Upcoming schedule for planning meetings. % Director

Director Baldelli suggested that due to the resignation of Assistant Planner Schnell which results in the temporary reduction of office staff, that the working

meetings be scheduled quarterly instead on monthly until they are fully staffed again. The next meeting will be scheduled in June.

The Board agreed with Director Baldelli.

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.

PUBLIC HEARINGS

April 17, 2018

- **#2018-013-A:** Regulation Amendment to Section 2.2 and Section 4.5-Definitions-Clear Cutting.
- **#2018-014-A:** Regulation Amendment to Section 2.2-Definitions-Riparian Buffer

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

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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March 27, 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
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 7:45 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. Commission Discussion of Topic Areas

- B-2 Zones

Mr. Cascella brought up new uses to consider under certain Zones. Briefly discussed was the following:

- Adding manufacturing, production, fabrication.... of flooring, granite, and marble to the B2 Zone.
- Adding food retail/serving establishments for fewer than 15 customers to the B2 Zone.
- Boutique hotels and B&Bs in the CBD, B1 and B2 Zone.

Commission consensus was to look at the B2 and B3 Zones comprehensively instead of inserting uses into the Zone.

- Temporary Window Signs.
Director Baldelli suggested that the Commission look at the Regulation regarding temporary window signs. Briefly discussed was size, the

number of days that “temporary” would constitute and the application fees.

Commission consensus was to have Director Baldelli look into the temporary sign regulation further along with another sign regulation which gives the Commission some discretion which may belong to the ZBA.

2. New Issues for Discussion.
There were no new items.

3. **#2018-017-VDC-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 and Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations to install four (4) new signs: two (2) front facing awning signs, one (1) rear facing awning sign and one (1) rear facing building sign, for Eddies Pizza & Pasta, at **29 Prospect Street**, in the CBD Zone. *Owner: Matthews Criscuolo. Applicant: Eddie’s Pizza and Pasta. For receipt.*

Vice Chair Fossi motioned, Mr. Robbins seconded to receive the above revision to the Special Permit pending the VDC report for discussion and action on the application. Motion carried 8-0.

4. **#2018-018-VDC-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 7.2 and Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations to install two (2), 24 sq. ft. building signs, to be located on the front and western facing walls of 439 Kitchen + Bar, at **439 Main Street**, in the CBD Zone. *Owner: Carleen Addressi. Applicant: Mirash Vatici. For receipt and scheduling a Public Hearing.*

Vice Chair Fossi motioned, Mr. Cascella seconded to receive the above Special Permit application and to schedule a Public Hearing for 4/17/18. Motion carried 8-0.

5. Upcoming schedule for planning meetings. % Director

Director Baldelli suggested that due to the resignation of Assistant Planner Schnell which results in the temporary reduction of office staff, that the working meetings be scheduled quarterly instead on monthly until they are fully staffed again. The next meeting will be scheduled in June.

The Commission agreed with Director Baldelli.

Further, Director Baldelli stated that due to the Silver Spring Country Club Public Hearing scheduled for 4/3/18 being postponed to 5/1/18 at the request of the Applicant and due to the postponement of the discussion of the Laurel Brook/Wolf Pond Run Subdivision, the PZ Commission meeting schedule for 4/3/18 is cancelled.

COMMISSION WALKS

There were no Commission walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

There was no correspondence.

PUBLIC HEARINGS**Rescheduled to 5/1/18**

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

April 17, 2018

- **#2018-016-A:** Regulation Amendment to Section 2.2-Definitions.

Hearing no further discussion, the Chairman adjourned the meeting at 9:15 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary