

APPROVED/REVISED
MINUTES

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

April 17, 2018	Present:	Robert Cascella
		George Hanlon
		John Katz
		Mark Zeck
		Rebecca Mucchetti, Chair
		Joseph Fossi, Vice Chair

Absent: Joseph Dowdell
Tim Dunphy
Charles Robbins

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

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

Item I: #2018-013-A: Regulation Amendment to define “Clear Cutting” in Section 2.2-Definitions and as applicable within the upland review area in Section 4.5 of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield. *Statutorily received March 20, 2018. Board initiated.*

Mr. Cascella motioned, Mr. Katz seconded to waive the reading of the Legal Notice. Motion carried 6-0.

Agent Peyser reviewed her proposed wording drafted 3/20/18 and the amendments made by Attorney Thomas Beecher.

Mr. Alan Pilch, resident and member of the RCC, questioned whether this action will require a permit with a tree survey and how the regulation will be enforced. Discussion ensued. Vice Chair Fossi and Director Baldelli explained cutting trees in the upland review is a permitted activity but the amount of clearing is now being clarified to reflect the Board's original intent. With the proposed definition, no more than 50% of all trees 2" or more in diameter may be cleared. Further, the person cutting the trees will be responsible for compliance with the regulation. A stump remover will be prohibited in the regulated area. If there is a question regarding compliance, stumps can be counted and neighbors have the right to bring the matter to the attention of the Wetland Agent for enforcement.

With nothing further, Chairman Mucchetti closed the Public Hearing.

Item II: #2018-014-A: Regulation Amendment to Section 2.2- Definitions of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield to define “Riparian Buffer”. *Statutorily received March 20, 2018. Board initiated.*

Mr. Katz motioned, Mr. Cascella seconded to waive the reading of the Legal Notice. Motion carried 6-0.

Agent Peyser reviewed her proposed wording drafted 3/20/18 and the amendments made by Attorney Thomas Beecher.

With no public comment, Chairman Mucchetti closed the Public Hearing.

Hearing no further discussion, the Chairman adjourned the meeting at 7:47 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

April 17, 2018

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

Absent: Joseph Dowdell
Tim Dunphy
Charles Robbins

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

At 8:10 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2018-013-A:** Regulation Amendment to define “Clear Cutting” in Section 2.2- Definitions and as applicable within the upland review area in Section 4.5 of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield. *Statutorily received March 20, 2018. Board Initiated.*

Vice Chair Fossi motioned, Mr. Zeck seconded to approve the above Regulation Amendment as presented and amended by Counsel as a Final Resolution effective 5/4/18. Motion carried 6-0.

2. **#2018-014-A:** Regulation Amendment to Section 2.2- Definitions of the Inland Wetlands and Watercourses regulations for the Town of Ridgefield to define “Riparian Buffer”. *Statutorily received March 20, 2018. Board initiated.*

Mr. Zech motioned, Mr. Hanlon seconded to approve the above Regulation Amendment as presented and amended by Counsel as a Final Resolution effective 5/4/18. Motion carried 6-0.

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. A Notice of Violation dated 4/17/18 for 27 Richardson Drive.
2. Charter Commission, Notice of Special Meeting to be held on 4/21/18.

MINUTES – Inland Wetlands Board

For Approval:

Vice Chair Fossi motioned, Mr. Zeck seconded to approve the Meeting Minutes for March 20, 2018 as presented. Motion carried 6-0.

Vice Chair Fossi motioned, Mr. Zeck seconded to approve the Meeting Minutes for March 27, 2018 as amended. Motion carried 6-0.

Vice Chair Fossi motioned, Mr. Zeck seconded to approve the Meeting Minutes for April 09, 2018 as amended. Motion carried 6-0.

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 8:17 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.

April 17, 2018	Present:	Robert Cascella
		George Hanlon
		John Katz
		Mark Zeck
		Rebecca Mucchetti, Chair
		Joseph Fossi, Vice Chair

Absent: Joseph Dowdell
Tim Dunphy
Charles Robbins

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

An Inland Wetlands Board Public Hearings was held prior to the meeting.

At 7:47 PM Chairman Mucchetti called the meeting to order.

Item I: #2018-016-A. Regulation Amendment Application to add the definitions of “Showroom” and “Non-direct-retail Showroom” by amending Section 2.2-Definitions, and adding “Non- direct-retail Showroom” as a permitted use within the B-2 Zone by amending Section 5.3.D.24 of the Town of Ridgefield Zoning Regulations. *Statutorily received March 20, 2018. Commission initiated.*

Mr. Cascella motioned, Vice Chair Fossi seconded to waive the reading of the Legal Notice. Motion carried 6-0.

Director Baldelli reviewed his proposed wording drafted 3/20/18. An amendment was made inserting the word “sales” so the definition and the proposed use wording now reads “Non-direct retail sales Showroom” instead of “Non-direct retail Showroom”.

With no public comment, Chairman Mucchetti closed the Public Hearing.

Item II: #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. *Statutorily received March 27, 2018. 35 days to close public hearing is May 01, 2018. Owner: Carleen Addressi. Applicant: Mirash Vatici.*

Also Present: Mr. Mirash Vatici, Applicant

Mr. Cascella motioned, Mr. Zeck seconded to waive the reading of the Legal Notice. Motion carried 6-0.

Mr. Vatici gave a brief presentation explaining the proposed signs. Noted was the existing lighting will remain the same and the VDC approved the project.

With no public comment, Chairman Mucchetti closed the Public Hearing.

Hearing no further discussion, the Chairman adjourned the meeting at 8:10 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.

April 17, 2018

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

Absent: Joseph Dowdell
Tim Dunphy
Charles Robbins

Also Present: Richard Baldelli, Director of Planning and Zoning
Lise Read, Recording Secretary

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

At 8:17 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2018-016-A:** Regulation Amendment Application to add the definitions of “Showroom” and “Non-direct-retail Showroom” by amending Section 2.2-Definitions, and adding “Non- direct-retail Showroom” as a permitted use within the B-2 Zone by amending Section 5.3.D.24 of the Town of Ridgefield Zoning Regulations. *Statutorily received March 20, 2018. Commission initiated.*

Due to most of the retail in the area being legally non-conforming, or approved by the ZBA, and due to the fact that no large retail will fit on any one property in the area because of site restrictions, and that except for sales per Sec. 5.3.c.10, retail sales will continue to be prohibited within the B-2 zone, the following motion was made.

Mr. Zeck motioned, Mr. Hanlon seconded to approve the above Regulation Amendment as amended as a Final Resolution effective 5/4/18. Motion carried 5-1. Mr. Katz opposed.

2. **#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. *Statutorily received March 27, 2018. 65 days to render a decision is June 21, 2018. Owner: Carleen Addessi. Applicant: Mirash Vatici.*

Mr. Katz motioned, Vice Chair Fossi seconded to approve the above Special Permit and Village District applications as presented and approved by the VDC as a Final Resolution with standard conditions effective 5/4/18. Motion carried 6-0.

NEW ITEMS

- 1. #2018-015-REF:** Referral per Section 8-24 of the Connecticut General Statutes for the subdivision and sale of a 3.0± acre parcel, owned by the Town of Ridgefield, under the jurisdiction of the Conservation Commission, located on Ledges Road, **Assessor's Map #D08-0003.** % *First Selectman, on behalf of the Town of Ridgefield Conservation Commission. For receipt and discussion.*

Also Present: Mr. Benjamin Oko – Conservation Commission

Mr. Oko gave a brief presentation regarding the above referral.

Vice Chair Fossi motioned, Mr. Hanlon seconded to approve making a favorable referral to the Board of Selectman on the above item. Motion carried 6-0.

- 2. #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 **24 Prospect Street**, in the CBD Zone. *Statutorily received March 27, 2018. Owner: Matthews Criscuolo. Applicant: Eddie's Pizza and Pasta. For discussion and action.*

Mr. Katz motioned, Mr. Zeck seconded to approve the above Revision to the Special Permit and Village District applications as presented and approved by VDC and as a Final Resolution with standard conditions effective 5/4/18. Motion carried 6-0.

- 3. #2018-019-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to construct an exterior deck extension of the dimension 12'x13' and to authorize expanding patron use to outside of the building at 137 Ethan Allen Highway in the **B-2/RAA Zone.** *Owner/Applicant: Riverside Real Estate, LLC. Authorized Agent: Robert R. Jewell, Esq. For receipt and possible action.*

Also Present: Attorney Robert Jewell
Mr. Robert Kaye, Manager

Attorney Jewell gave a brief presentation of the proposed project. Of note and discussed was the following:

- Parking meets the regulation requirements.
- The total exterior decking combined with the loading dock is 12' x 19'.
- During the summer there will be an awning to provide shade.

- During the winter (October 1 through May 31) there will be seasonal siding with infra-red heating.
- Outdoor seating will consist of 3 tables with 4 chairs each.
- The open sign will comply with the regulations.
- The hours of operation will comply with CT Liquor Control Commission requirements.
- Agreed to by the applicant, live music will be indoors only.

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the above Revision to the Special Permit as presented and as a Final Resolution effective 5/4/18 with standard conditions and the following conditions:

- **The winter season will be October 1 through May 31.**
- **The hours of operation have been amended to comply with CT Liquor Control Commission requirements.**
- **Live music will be permitted indoors only.**

Motioned carried 6-0.

- #2018-020-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for a new sign at the rear of the building (Serene Escape Spa) at **415 Main Street** in the CBD Zone. *Owner: GAJ, LLC. Applicant: Kathleen Collister. For receipt and possible action.*

Also Present: Ms. Kathleen Collister, Applicant

Vice Chair Fossi motioned. Mr. Hanlon seconded to approve the above Village District application as presented and approve by the VDC and as a Final Resolution with standard conditions effective 5/4/18. Motion carried 6-0.

- #2018-021-REF:** Referral per Section 8-24 of the Connecticut General Statutes for the donation of 0.44 acres of land to Town of Ridgefield, Conservation Commission, located on Lakeside Drive **Assessor's Map #F07-0084.** *% First Selectman, on behalf of the Town of Ridgefield Conservation Commission. For receipt and discussion.*

Mr. Katz motioned, Vice Chair Fossi seconded to approve making a favorable referral to the Board of Selectman on the above item. Motion carried 6-0.

Mr. Katz motioned, Mr. Cascella seconded to approve adding the following Item #6 to the Agenda. Motion carried 6-0.

- AAC/VDC Quorums. c/o Chair.**

Chairman Mucchetti brought up whether the PZC can receive and review reports/minutes from the AAC or VDC when there is not a quorum at their meetings. The Chair met with the Town Clerk who confirmed with the CT FOI Commission that boards/commissions do not need a quorum in order to be compliant with FOIA and to provide comments that advise the Commission.

Director Baldelli also asked, and the CT FOI Commission confirmed, that the PZC does not need to notice a meeting when attending other meetings even when they have a quorum and even when the Commission is an active participant at the meeting.

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 Mr. Daniel O'Brien, Historical District to CTDOT regarding 4 parking spaces in front of St. Stephen's Episcopal Church.
2. CT Federation of P&Z Agencies Quarterly Newsletter, Spring 2018. The Chair noted the article titled "Conditions of Approval Viewed as Unusual Hardship".

MINUTES – P&Z Public Hearing

For Approval:

Vice Chair Fossi motioned, Mr. Cascella seconded to approve the Meeting Minutes for March 20, 2018 as amended. Motion carried 6-0.

MINUTES – P&Z Commission

For Approval:

Vice Chair Fossi motioned, Mr. Cascella seconded to approve the Meeting Minutes for March 20, 2018 as amended. Motion carried 6-0.

Vice Chair Fossi motioned, Mr. Cascella seconded to approve the Meeting Minutes for March 27, 2018 as amended. Motion carried 6-0.

Vice Chair Fossi motioned, Mr. Katz seconded to approve the Meeting Minutes for April 09, 2018 as amended. Motion carried 6-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

May 01, 2018

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

Hearing no further discussion, the Chairman adjourned the meeting at 9:02 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
AQUIFER PROTECTION AGENCY

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April 17, 2018

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

Absent: Joseph Dowdell
Tim Dunphy
Charles Robbins

Also Present: Richard Baldelli, Director of Planning and Zoning
Lise Read, Recording Secretary

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

At 9:02 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

There were no Meeting Minutes for approval or distribution.

Hearing no further discussion, the Chairman adjourned the meeting at 9:03 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary