

APPROVED / REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

July 17, 2018

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

Absent: Tim Dunphy

Also Present: Richard Baldelli, Director of Planning and Zoning
Aarti Paranjape, Recording Secretary

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

At 7:40PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

No items on the Agenda.

NEW ITEMS

No new items on the agenda.

BOARD WALKS

There were no Board walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Ms. Mucchetti discussed the CACIWC Habitat newsletter articles. Ms. Mucchetti recommended that the members of the Inland Wetlands Board take the DEEP online course offered for APA (Aquifer Protection Agency).

MINUTES – Inland Wetlands Board

For Approval:

Vice Chair Mr. Fossi motioned, Mr. Cascella seconded to approve the Meeting Minutes for July 03, 2018 as amended. Motion carried 8-0

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 7:42PM.

Respectfully Submitted,
Aarti Paranjape

APPROVED / REVISED
MINUTES
PLANNING & ZONING COMMISSION PUBLIC HEARING

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

July 17, 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
Aarti Paranjape, Recording Secretary

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

Item I: #2018-034-SP: Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.5 for the approval of the accessway and site work related to construction and per Section 7.5.D.4.5 for soil screening at **104 & 106 Great Hill Road** in the RAA Zone. *Statutorily received June 26, 2018. 35 days to close public hearing is August 21, 2018. Owner/Applicant: Kaitlyn Cotanch Hayes and Thomas Hayes. Authorized Agent: Robert R. Jewell, Esq.*

Mr. Cascella motioned, Mr. Zeck seconded to waive the reading of the Legal Notice. Unanimous vote to waive. Motion 8-0.

Also Present: Attorney Robert Jewell

Attorney Jewell gave a brief presentation noting the following:

- A modification was made to the application where in Section 7.5.D.4.5 was removed, based on no site work or construction involved in relation to accessway.
- The accessway will serve two lots as a result of a first division.

- Each lot will have single family dwelling. The property located at 106 Great Hill does not have enough road frontage and accessway is necessary to serve the lot.
- The accessway had been previously approved and constructed. Based on a property merger, the previously approved accessway disappeared in name only.

Mr. Hanlon asked why the map submitted shows proposed new driveway. Mr. Jewell explained the driveway already exists and no work would be required, a modified map would be submitted.

With no further comments, the Chair closed the Public Hearing.

Hearing no further discussion, the Chairman adjourned the meeting at 7:39 PM

Respectfully Submitted,

Aarti Paranjape

APPROVED / REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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

July 17, 2018	Present:	Robert Cascella Joseph Dowdell George Hanlon John Katz Mark Zeck Rebecca Mucchetti, Chair
	Absent:	Tim Dunphy

Also Present: Richard Baldelli, Director of Planning and Zoning
Aarti Paranjape, Recording Secretary

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

At 7:43 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **#2018-034-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.2.C.5 for the approval of the accessway and site work related to construction and per Section 7.5.D.4.5 for soil screening at **104 & 106 Great Hill Road** in the RAA Zone. *Statutorily received June 26, 2018. 65 days to render a decision is September 20, 2018. Owner/Applicant: Kaitlyn Cotanch Hayes and Thomas Hayes. Authorized Agent: Robert R. Jewell, Esq.*

Mr. Katz motioned, Mr. Cascella seconded to approve the above Special Permit Application as presented and as a Final Resolution with conditions to modify the map by removing the wording “proposed driveway” effective 07/27/2018. Motion carried 8-0.

2. **#2018-026-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations for (1) a multi-unit contractor’s yard and structures pursuant to Sec.5.3.D.5, (2) excavation, grading, filling and earth processing activities pursuant to Sec. 7.5, (3) activities in the local Aquifer Protection area under Section 6.2 and (4) request to waive fees for property consisting of 2.97± acres of land located at **800**

Ethan Allen Highway (Route 7) about one quarter mile south of the intersection with Route 35 (Assessor's ID No. G10-026) in the B-2 zone. *Statutorily received on May 22, 2018. Site walked on June 03, 2018. 65 days to render a decision is August 23, 2018. Owner/Appl.: Larry Leary Development LLC. Authorized Agent: Robert R. Jewell, Esq.*

Vice Chair Mr. Fossi and Mr. Robbins were recused and left the meeting room at 7:46PM.

Ms. Mucchetti stated that the identical application was in front of the Commission in 2015 and was thoroughly studied after series of Public hearing and discussion. Hence there was brief discussion on the application this time.

Mr. Katz motioned and Mr. Hanlon seconded to approve the (4) request to waive fees. Mr. Katz motioned and Mr. Hanlon seconded to approve (1) a multi-unit contractor's yard and structures pursuant to Sec.5.3.D.5. Mr. Katz motioned and Mr. Hanlon seconded to approve (2) excavation, grading, filling and earth processing activities pursuant to Sec. 7.5. Mr. Katz motioned and Mr. Cascella seconded to approve (3) activities in the local Aquifer Protection area under Section 6.2, the Final Resolution with standard conditions. All Motions carried 6-0

Mr. Fossi and Mr. Robbins Returned to the meeting at 7:48PM.

NEW ITEMS

- 1. #2018-041-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for building sign one in the front and second in the rear of the building for Atria-Senior Living located at **392 Main Street** in the CBD Zone. *Applicant: FDG RF Propco, LLC. Owner: Donnelly Joseph Gavin Trustee ET AL. For receipt, discussion and possible action.*

The applicant agreed to the VDC recommendations and the revised sign rendering were approved by the Chair of VDC.

Vice Chair Fossi motioned, Mr. Zeck seconded to approve the above Village District application as presented and approved by the VDC and as a Final Resolution with standard conditions effective 07/27/2018. Motion carried 8-0.

- 2. #2018-042-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 3.3.D.1 for a Major home occupation, "Sacred Waters LLC", the revised application includes screening of the equipment, trailer and requests for the waiver of the application fees, at **6 Clearview Drive** in the RA Zone. *Owner: Estate of Betty Keegan. Applicant: John Keegan. Authorized Agent: Robert R. Jewell, Esq. For receipt and scheduling a public hearing.*

Mr. Cascella motioned, Mr. Hanlon seconded to receive the above Special Permit application, to schedule a Public Hearing for 09/19/2018. Motion carried 8-0.

3. **#2018-043-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for installing a parapet at the rear of the building located at **415 Main Street** in the CBD Zone. *Applicant: Stalzer Design LLC. Owner: GAJ LLC. For receipt, discussion and possible action.*

Mr. Katz motioned, Mr. Hanlon seconded to approve the above Village District application as presented and approved by the VDC and as a Final Resolution with standard conditions effective 07/27/2018. Motion carried 8-0

4. **#2018-044-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations installing a parapet at the rear of the building located at **421B Main Street** in the CBD Zone. *Applicant: Stalzer Design LLC. Owner: GAJ LLC. For receipt, discussion and possible action.*

Mr. Zeck motioned, Mr. Hanlon seconded to approve the above Village District application as presented and approved by the VDC and as a Final Resolution with standard conditions effective 07/27/2018. Motion carried 8-0.

5. **#2018-045-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to add the Section 5.3.C.12: Food retail/serving and Section 5.3.D.5.d: flooring, granite marble. *Commission Initiated. For receipt and scheduling a public hearing.*

Mr. Hanlon motioned, Mr. Cascella seconded to receive the above Amendment application, to schedule a Public Hearing for 09/19/2018 . Motion carried 8-0.

6. **#2018-046-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to add the definitions of Temporary signage by amending Section 2.2-Definitions, and to amend Section 7.2.E.10 a and b for Maximum Size/Area – Signage. *Commission Initiated. For receipt and scheduling a public hearing.*

Vice Chair Fossi motioned, Mr. Hanlon seconded to receive the above Amendment application, to schedule a Public Hearing for 09/19/2018. Motion carried 8-0

7. **#2018-047-A:** Regulation Amendment Application to the Town of Ridgefield Zoning Regulations to amend the Section 7.2.D.2.b. and d. Maximum Size/Area and Section 7.2.E.11 Maximum Number Size/Area-Signage. *Commission Initiated. For receipt and scheduling a public hearing.*

Mr. Cascella motioned, Mr. Dowdell seconded to receive the above Amendment application, to schedule a Public Hearing for 09/19/2018. Motion carried 8-0

- 8. #2018-049-REV(SP):** Revision to the Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations for the use of four (4) temporary mobile light towers to be used for the period of five(5) years for the Scotts Ridge Middle School Turf Field at **750 North Salem Road** in the RAA Zone. *Owner: TOR. Applicant: Mark Vanni, SCOR. Authorized Agent: Peter T. Coffin. For receipt and discussion and possible action.*

Vice Chair Mr. Fossi motioned, Mr. Zeck seconded to approve the above Revision to Special Permit as presented and as a Final Resolution with standard conditions effective 07/27/2018. Motion carried 8-0.

- 9. #2018-051-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 at “HooDoo Brown” with a two sided illuminated sign, each side measuring twenty four (24) square feet at **967 Ethan Allen Highway** in the B-2 Zone. *Owner: RD LLC, 590 Danbury Road LLC. Applicant: Designs & Signs. Authorized Agent: Dan McKee. For receipt.*

Mr. Zeck motioned, Mr. Cascella seconded to receive the above Revision to Special Permit. Motion carried 8-0

- 10. #2018-038-PRE:** Pre-submission concept to find a location along Route 35 and Route 7 for the existing car sales, services/ repair, rentals and towing business “Marty Motors, Inc.” located at **92 Danbury Road** in the B-2 Zone. *For receipt and discussion.*

Mr. Brian Keaveney presented the concept of relocating his car service, repair, business to 626 Danbury Road in the B-2 Zone. He stated that his business will remain of the same nature at the new location. The Commission discussed the amendment to Section 5.3.D.27 which will allow by Special Permit the used car sales and repair/ services in the B-2 Zone.

- 11. Possible POCD meeting on July 31, 2018.% Chair.**

Ms. Mucchetti stated a Special Planning meeting will be scheduled on July 31, 2018 to start the POCD discussion with Mr. Chalder of Planimetrics.

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.

MINUTES – P&Z Public Hearing

For Approval:

Mr. Hanlon motioned, Mr. Katz seconded to approve the Meeting Minutes for July 03, 2018 as amended. Motion carried 8-0.

MINUTES – P&Z Commission

For Approval:

Mr. Katz motioned, Mr. Cascella seconded to approve the Meeting Minutes for July 03, 2018 as amended. Motion carried 8-0.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

July 17, 2018

- **#2018-034-SP:** Special Permit Application, 104& 106 Great Hill Road, Kaitlyn Hayes and Thomas Hayes.

July 24, 2018

- **#2018-037-SP:** Special Permit Application, 135-139 Ethan Allen Highway, 137 Ethan Allen Highway LLC.

September 19, 2018

- **#2018-042-SP:** Special Permit Application. 6 Clearview Drive. Applicant: John Keegan.
- **#2018-045-A:** Amendment Application, Section 5.3.C.12 and Section 5.3.D.5
- **#2018-046-A:** Amendment Application, Section 2.2 and 7.2.E.10 a. and b.
- **#2018-047-A:** Amendment Application, Section 7.2.D.2.b and d. and Section 7.2.E.11

Hearing no further discussion, the Chairman adjourned the meeting at 8:19 PM

Respectfully Submitted,

Aarti Paranjape