

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

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

July 18, 2017

Present: Stephen Cole  
Tim Dunphy  
George Hanlon  
John Katz  
Charles Robbins

Absent: Robert Cascella  
Joseph Fossi  
Rebecca Mucchetti  
Mark Zeck

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

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

**PLANNING AND ZONING COMMISSION PUBLIC HEARING**

1. **#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 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 scheduled for July 05, 2017 and rescheduled for July 18, 2017. 35 days to close Public hearing is August 22, 2017. Owner: TOR. Applicant: Charlie Fisher. Authorized Agent: Steven Sullivan.*

Charles Fisher, Town Engineer gave a brief overview of the proposed project. Mr. Fisher stated that most of the site work was oriented to replacing and improving the existing interior roadway, walkway, landscaping and stormwater management systems. Mr. Fisher referenced the traffic report prepared by Frederick Clark Associates, which states that after the project has been completed, the report recommends that the nearby intersections be closely monitored. Mr. Fisher is in agreement with the report and upon project completion he will be closely monitoring the intersections.

At this point, CCA principle and Connecticut licensed Engineer Steve Sullivan took over the presentation and explained in more detail the improvements that would be performed. Adjacent property owner Joanne Motta questioned if the site improvements would allow vehicle access from Old Quarry Road thru the site and then exit and /or onto Sunset Lane. Mr. Sullivan stated that the driveway opening on

Sunset Lane will be designated for emergency use only, and it will be gated and closed at all times. After confirming Mr. Sullivan's response, Mr. Fisher stated that an additional planted buffer will be installed between the Motta property and the adjacent parking/drive areas.

Mr. Sullivan and Mr. Fisher responded to several Commissioner questions regarding pavement verses concrete sidewalk materials and the impact the parking lot configuration would have on the adjacent Coach Homes development.

On behalf of the application, First Selectman Rudy Marconi clarified that although the words retail furniture has been used in a project description, there will be no retail use taking place within the office building. Director Baldelli also confirmed this fact.

Acting Chairman Katz asked Conservation Commission representative Susan Baker if she had any comments, to which Ms. Baker replied that the Conservation Commission was satisfied with the current development proposal.

Hearing no further discussion, the Acting Chairman adjourned the meeting at 8:06 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Written Accounts by Director Baldelli)

APPROVED / REVISED  
MINUTES  
INLAND WETLANDS BOARD MEETING

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

July 18, 2017

Present: Stephen Cole  
Tim Dunphy  
George Hanlon  
John Katz  
Charles Robbins

Absent: Robert Cascella  
Joseph Fossi  
Rebecca Mucchetti  
Mark Zeck

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

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

At 8:06 PM Acting Chairman Katz called the meeting to order.

**PENDING ITEMS**

1. **#2017-016-SP-PR:** Plenary Ruling application under Section.7.6 of the Town of Ridgefield Inland Wetlands and Watercourses Regulations for the filling of 225± square feet of existing wetlands, the creation of 645± square feet of new wetlands, and site disturbance within a regulated upland review area associated with the construction of a new baseball field and associated site improvements on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07,2017. Public Hearing held on May 16, June 06, and on June 20, 2017.Public Hearing closed on June 20, 2017. 35 days to render a decision is July 25, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For review of proposed Draft Resolution.*

Because the proposed draft Resolution of Approval was exactly what the Board had discussed and requested, the following motion was made:

**Mr. Hanlon motioned, Mr. Robbins seconded to adopt the draft Resolution of Approval dated 7/5/17 as presented. Motion carried 5-0.**

**NEW ITEMS**

2. Discussion on Ordinance about Wetlands violations and Citations. % IWA/Director.

Director Baldelli briefly explained the advantages of having a Wetlands Citation Ordinance and cited the 2008 adoption of the Zoning Citation ordinance as an

example. Agent Peyser gave several examples to the Board wherein having a Wetlands Citation Ordinance would be an advantageous enforcement tool.

**Mr. Hanlon motioned, Mr. Cole seconded to approve the staff creating a Wetlands Citation Ordinance. Motion carried 5-0.**

- 3. 2017-050-REV(SR):** Revision to the Summary Ruling under Section 7.5 of the Town of Ridgefield Inland Wetlands and Watercourses Regulation to allow to Brush hog the wetlands twice a year at **55 Wilton Road East** in the RAA Zone.  
*Owner/Applicant: Rebecca Mucchetti. For receipt and discussion.*

**Acting Chairman Katz motion, Mr. Robbins seconded to receive the above Summary Ruling application and to place the item on the 9/5/17 Agenda for discussion. Motion carried 5-0.**

### **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**

**For Approval:**

**Mr. Hanlon motioned, Mr. Robbins seconded to approve the Meeting Minutes for June 27, 2017 as presented. Motion carried 5-0.**

**Mr. Hanlon motioned, Mr. Robbins seconded to approve the Meeting Minutes for July 05, 2017 as presented. Motion carried 5-0.**

**For Distribution:**

There were no Meeting Minutes distributed.

### **PUBLIC HEARINGS**

There were no Public Hearings scheduled.

Hearing no further discussion, the Acting Chairman adjourned the meeting at 8:20 PM.

Respectfully Submitted,

Lise B. Read  
Recording Secretary  
(Per Written Accounts by Director Baldelli)

APPROVED / REVISED  
MINUTES  
PLANNING AND ZONING COMMISSION MEETING

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July 18, 2017

Present: Stephen Cole  
Tim Dunphy  
George Hanlon  
John Katz  
Charles Robbins

Absent: Robert Cascella  
Joseph Fossi  
Rebecca Mucchetti  
Mark Zeck

Also Present: Richard Baldelli, Director of Planning and Zoning

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

At 8:20 PM Acting Chairman Katz called the meeting to order.

**PENDING ITEMS**

1. **#2017-016-SP-PR:** Special Permit application under Section 9.2.A of the Town of Ridgefield Zoning Regulations per Section 3.2.C.3 for the construction of a new baseball field, storage building with bathrooms and snack area, and associated site improvements; Section 3.4.D.1 for the illumination of an outdoor recreational use; Section 7.8 for lighting; and Section 7.5.D (Table 4&5) for the use of a screener, and for the excavation, filling, and/or grading of earth material on 2.52 ± acres of land located at **2 Sanford Station Road (Intersection of CT Route 7 and Simpaug Turnpike) (Assessors ID: H13-0059)** in the RAA Zone. *Statutorily received April 04, 2017. Site walked May 07, 2017. Public Hearing held on May 16, June 06, and on June 20, 2017. Public hearing closed on June 20, 2017. 65 days to render decision is August 24, 2017. Owner: State of Connecticut, DEEP and Town of Ridgefield. Applicant: Ridgefield Little League. Authorized Agent: Phil Doyle. For review of proposed Draft Resolution..*

Because the proposed draft Resolution of Approval was exactly what the Commission had discussed and requested, the following motion was made:

**Mr. Hanlon motioned, Mr. Robbins seconded to adopt the draft Resolution of Approval dated 7/5/17 as presented. Motion carried 4-1. Mr. Katz voted against.**

2. **#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 scheduled for July 05, rescheduled and held on July 18, 2017. 65 days to render a decision is September 21, 2017. Owner: TOR. Applicant: Charlie Fisher. Authorized Agent: Steven Sullivan. For discussion and action*

After a brief discussion wherein the Commissioners stated that the proposed improvements reflect how they anticipated the property would be developed, the following vote was taken.

**Mr. Dunphy motioned, Mr. Cole seconded to approve the above Special Permit application as presented and as a Final Resolution with standard conditions. Motion carried 5-0.**

3. **#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 discussion.*

Also Present: Mr. Matthew Darling

Matthew Darling gave a brief presentation regarding the concept to allow an agricultural/retail use at the above location.

**The Commission thanked Mr. Darling for his presentation.**

4. **#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. Applicant: Connecticut Signcraft. For discussion and action.*

Applicant Connecticut Signcraft gave a brief presentation confirming that the proposed signage was a replacement of the previously existing Radio Shack signage. The Commission acknowledged the positive AAC recommendation of the signage.

**Mr. Dunphy motioned, Mr. Cole seconded to approve the above revision to the Special Permit as presented and as a Final Resolution with standard conditions. Motion carried 5-0.**

#### **NEW ITEMS**

5. **#2017-047-SP:** Special Permit Application per Section 9.2 of the Town of Ridgefield Zoning Regulations, per 3.2.12 to use the premises as Bed and Breakfast called “Front Porch Farm” at **47 Circle Drive** in RAA Zone. *Owner: Thomas A Savoca. For receipt and scheduling of Public Hearing and scheduling of Site Walk.*

**Mr. Hanlon motioned, Mr. Dunphy seconded to receive the above Special Permit, to schedule a site walk in September and to schedule a Public Hearing for 09/19/2017. Motion carried 5-0.**

6. **#2017-048-REV(SP):** Revision to a Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations per Section 5.2.D.5 for exterior renovations to the front facade and addition of a deli at **115 Danbury Road** in the B-1 Zone. *Owner 115 Danbury Road Associates, LLC. Applicant: Doyle Coffin Architecture. For receipt and discussion.*

Applicant Michele Meyers of DCA Associates explained the application and submitted plans showing the proposed facade alterations to the entire building. In response to a question from Director Baldelli, Ms. Meyers stated that the applicant is withdrawing their request for a deli operation. At this time, they only wish to proceed with the facade changes. Commissioners Katz and Dunphy questioned the necessity to turn the entire building into a giant glass window. Commissioner Robbins expressed his concerns that all the trees had been removed from the north side of the premises, thereby presenting a less than appealing look to the site. In response to a question from Director Baldelli, Ms. Meyers stated the AAC had not reviewed the facades submitted to the Commission this evening.

**Mr. Cole motioned, Mr. Hanlon seconded to the approve the front façade renovation only. Motion carried 3-2. Mr. Katz and Mr. Dunphy voted against.**

7. **#2017-049-REV(SP):** Revision to Special Permit per Section 9.2 of the Town of Ridgefield Zoning Regulations to locate a 12'x16' shed (Snack Shack) next to the existing Clubhouse at **545 Ridgebury Road** in the RAAA Zone. *Owner: TOR. Applicant: Ridgefield Golf Course, Frank Sergiovanni. For receipt and action.*

**Mr. Hanlon motioned, Mr. Cole seconded to receive the above revision to the Special Permit. Motion carried 5-0.**

*For the record, Mr. Katz recused himself from the above revision to the Special Permit.*

**Due to not having a quorum because Mr. Katz recused after receiving the above application, this item has been continued and placed on the 9/5/17 Agenda for discussion.**

## **COMMISSION WALKS**

### **Scheduled:**

- 2017-047-SP: Special Permit Application, 47 Circle Drive, Thomas A Savoca.

**The above Commission walk will be scheduled in September.**

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

- **#2015-041-PR-SP:** 77 Sunset Lane. Charter Group Partners at Ridgefield, LLC. Release of Building 100, Landscaping Bonds for the amount \$20,265.00.

- **#2015-041-PR-SP:** 77 Sunset Lane. Charter Group Partners at Ridgefield, LLC. Release of Building C, Landscaping Bonds for the amount \$2,750.00
- **#2015-041-PR-SP:** 77 Sunset Lane. Charter Group Partners at Ridgefield, LLC. Release of Building C, Landscaping Bonds for the amount \$10,027.00
- **#2015-041-PR-SP:** 77 Sunset Lane. Charter Group Partners at Ridgefield, LLC. Release of Building B, Landscaping Bonds for the amount \$2,507.00

Based on a recommendation by Director Baldelli that until Charter Group removes the underground irrigation system from within the Town ROW, and that the disturbed area has been remediated to the satisfaction of the Town Engineer and the Department of Public Services, \$2,500.00 will be posted for the above irrigation work.

**Mr. Dunphy motioned, Mr. Hanlon seconded to approve the release of the \$35,549.00 of the above requested bond releases. A new bond for \$2,500 is being posted to complete the above items requested by the Director of Planning. Motion carried 5-0.**

#### **CORRESPONDENCE**

There was no correspondence.

#### **MINUTES**

##### **For Approval:**

**Mr. Cole motioned, Mr. Hanlon seconded to approve the Meeting Minutes for June 27, 2017 as presented. Motion carried 5-0.**

**Mr. Cole motioned, Mr. Hanlon seconded to approve the Meeting Minutes for July 05, 2017 as presented. Motion carried 5-0.**

##### **For Distribution:**

There were no Meeting Minutes distributed.

#### **PUBLIC HEARINGS**

- **#2017-047-SP:** Special Permit Application, **47 Circle Drive**, *Owner: Thomas A Savoca.*

**This Public Hearing has been scheduled for September 19, 2017,**

Hearing no further discussion, the Chairman adjourned the meeting at 9:00 PM.

Respectfully Submitted,

Lise B. Read

Recording Secretary

(Per Written Accounts by Director Baldelli)