

APPROVED/REVISED
MINUTES
INLAND WETLANDS BOARD MEETING

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

September 19, 2017
East Ridge Middle School

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

Also Present: Attorney Thomas Beecher
Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner
Aarti Paranjape, Office Administrator
Lise Read, Recording Secretary

Planning and Zoning Commission Public Hearings were held prior to the meeting.

At 8:50 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

There were no pending items.

NEW ITEMS

1. The appointment of a Board member to the Local Stormwater Review Committee. %
Chair. For discussion.

Vice Chairman Fossi recommended the Board nominate a member to the Local Stormwater Review Committee to work on rewriting a new Stormwater Management Regulation with Mr. Alan Pilch, Conservation Commission, Mr. Charlie Fisher, Town Engineer, Director Baldelli, and Agent Peyser. Vice Chairman Fossi nominated Mr. John Katz who accepted the position.

Vice Chairman Fossi motioned, Mr. Cascella seconded to elect Mr. Katz as the Board member to join the Local Stormwater Review Committee. Motion carried 8-0. Mr. Katz abstained.

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:

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes for September 05, 2017 as amended. Motion carried 7-0-2. Mr. Cole and Mr. Dunphy abstained.

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 8:54 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING & ZONING COMMISSION PUBLIC HEARING

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September 19, 2017
East Ridge Middle School

Present: Robert Cascella
Stephen Cole
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George Hanlon
John Katz
Charles Robbins
Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Also Present: Attorney Thomas Beecher
Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner
Aarti Paranjape, Office Administrator
Lise Read, Recording Secretary

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

Item I: #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. *Statutorily received July 18, 2017. Site walked on September 10, 2017. Public Hearing held on September 19, 2017.35 days to close Public hearing is October 24, 2017.Owner/Applicant: Thomas A & Catherine Savoca.*

The Legal Notice was read by Assistant Planner Schnell.

At the Applicant’s request, this Public Hearing has been continued to October 17, 2017.

Item II: (Continued) #2017-045-A: Amendment to Section 3.2.C.3 Recreational Uses: to remove “Private Clubs” from Recreational Uses within the Ridgefield Zoning Regulations. *Statutorily received July 05, 2017. Public hearing held on September 05, 2017. Public hearing continued September 19, 2017.35 days to close Public Hearing is October 10, 2017. Applicant: Jeffrey & Jennifer Hansen. Authorized Agent: Peter S. Olson*

For the record, the Legal Notice had been read at the 9/5/17 Public Hearing.

Also Present: Attorney Peter Olson
Mr. & Mrs. Jeffrey Hansen
Various Members of the Public (List on File in the Office)

Attorney Peter Olson began the meeting explaining his hand-out submitted to the Commission. Attorney Olson, along with the Applicant and the various members of the public raised the following points:

- What is a “private club”? Is it a small Lions Club or big business that has extensive lighting, traffic, noise, music, large impervious surfaces which can lead to water issues or chemicals being used to eliminate the ice in the winter? Is it an establishment that serves alcohol and can create an unsafe and unsuitable place for children to be around? Will it disrupt the peace and tranquility that the residents rely upon and investigated before purchasing one of their largest assets? The current Regulation is vague as regards to what is a “private club”, leaves too much to interpretation and therefore needs to be removed from the regulation or modified.
- Requested a workshop with the public to create a definition of a private club and then adopt a regulation may be an option.
- Federal Law states that a regulation cannot discriminate but this Law does not apply to “private clubs”.
- A Sunset provision can be applied to existing private clubs grandfathering them in. One Homeowner Association responded to this by asking the Commission to not leave them in limbo.
- Commercial uses should remain in commercial zones; residential uses should remain in residential zones.

Director Baldelli responded referring to his staff report dated 8/22/17 and how eliminating the words “private club” from the regulation would negatively impact the existing clubs in Town.

Attorney Beecher cautioned that to modify the amendment could leave the Commission open to appeal due to improper noticing. What is before the Commission is to approve or deny the removal of the words “private clubs”.

With no further comments, Chairman Mucchetti closed the Public Hearing.

Hearing no further discussion, the Chairman adjourned the meeting at 8:46 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

APPROVED/REVISED
MINUTES
PLANNING AND ZONING COMMISSION MEETING

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Present: Robert Cascella
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Mark Zeck
Rebecca Mucchetti, Chairman
Joseph Fossi, Vice Chairman

Also Present: Attorney Thomas Beecher
Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner
Aarti Paranjape, Office Administrator
Lise Read, Recording Secretary

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

For the record, the following was the order of Items heard by the Commission; Items 1, 2, 5, 3, and then 4.

At 8:54 PM Chairman Mucchetti called the meeting to order.

PENDING ITEMS

1. **IF PUBLIC HEARING IS CLOSED: #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. *Statutorily received July 18, 2017. Site walked on September 10, 2017. Public Hearing held on September 19, 2017. 65 days to render a decision is November 23, 2017. Owner/Appl: Thomas A. Savoca.*

At the Applicant’s request, this Pubic Hearing has been continued to October 17, 2017.

2. **#2017-045-A:** Amendment to Section 3.2.C.3 Recreational Uses: to remove “Private Clubs” from Recreational Uses within the Ridgefield Zoning Regulations. *Statutorily received July 05, 2017. Public Hearing held on September 05, 2017. Public Hearing continued September 19, 2017. 65 days to render a decision is November 23, 2017. Appl: Jeffrey & Jennifer Hansen. Authorized Agent: Peter S. Olson.*

Attorney Beecher began by reiterating his argument to approve or deny the application and not modify due to noticing issues. Further, he explained that to make

existing private clubs as non-conforming goes against CT States Statutes to reduce the number of non-conformities in each municipality and would leave no remedy for the existing private clubs to make expansion improvements. Should an existing club want to expand if made non-conforming, they would need to prove a unique hardship before the ZBA and the adoption of a text amendment cannot be used as a unique hardship thereby leaving existing non-conforming private clubs in limbo.

Mr. Baldelli explained that private clubs have existed in Ridgefield for many years and the deletion of private clubs may have unintended consequences.

The Commission expressed that currently recreational uses are allowed in a residential zones so to remove the words “private club” would most likely not impact a skate facility application. Further, the Commission through the Special Permit criteria can deny applications and restrict unsuitable uses in unsuitable locations. In addition, revisiting the Special Permit criteria language would be more productive than making existing clubs non-conforming.

Mr. Robbins suggested that if the application comes forward that the proposed amendment is trying to prevent, the public should be prepared with their own professionals to counter any confirmations made by the applicant’s professionals regarding traffic, noise, lighting, etc.

Mr. Hanlon motioned, Mr. Dunphy seconded to deny the Amendment to Section 3.2.C.3 Recreational Uses to remove “private clubs” from Recreational Uses with the Ridgefield Zoning Regulations. Motion carried 8-0-1. Mr. Cole opposed.

NEW ITEMS

- 3.** The appointment of a Commissioner member to the Stormwater Review Committee.
% Chair. For discussion.

Vice Chairman Fossi recommended the Commission nominate a member to the Local Stormwater Review Committee to work on rewriting a new Stormwater Management Regulation with Mr. Alan Pilch, Conservation Commission, Mr. Charlie Fisher, Town Engineer, Director Baldelli, and Agent Peyser. Chairman Mucchetti nominated Vice Chairman Joe Fossi who accepted the position.

Mr. Katz motioned, Mr. Zeck seconded to elect Vice Chairman Fossi as the Commission member to join the Local Stormwater Review Committee. Motion carried 8-0. Vice Chairman Fossi abstained.

- 4. #2017-062-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for the building sign for a Ridgefield Barber Shop at **446 Main Street** in CBD Zone. *Owner: Willett Properties, LP. Applicant: Ridgefield Barber Shop; Roshel Pirov. For receipt and action.*

After a brief discussion, Vice Chairman Fossi motioned, Mr. Dunphy seconded to approve the above Village District application as presented and amended per the VDC and as a Final Resolution with standard conditions and the following condition:

- **Should the applicant not be able to make the changes recommended by the VDC, the applicant may come back before the Commission for further discussions.**

Motion carried 9-0.

5. **#2017-063-VDC:** Village District Application per Section 8.3 under Section 5.1.B of the Town of Ridgefield Zoning Regulations for the building sign for Everydaywear on Main at **423 Main Street** in the CBD Zone. *Applicant: Ridgefield Running Company, LLC. Owner: Addressi Center I, LLC. For receipt and action.*

Mr. Katz motioned, Vice Chairman Fossi seconded to approve the above Village District application as presented and approved by the VDC and as a Final Resolution with standard conditions. Motion carried 9-0.

COMMISSION WALKS

There were no Commission walks scheduled.

REQUESTS FOR BOND RELEASES/REDUCTION

There were no requests for bond release or reduction.

CORRESPONDENCE

Chairman Mucchetti noted the following correspondence. No action was required.

1. A letter from Mr. Oswald Inglese dated 9/15/17 regarding bed and breakfast establishments.
2. An email from Mr. Michael Eppoliti dated 9/18/17 extending an invitation to visit the property at 7 North Salem Rd. There was Commission interest and Chairman Mucchetti will reach out to Mr. Eppoliti.
3. AAC Minutes for 32 Danbury Rd dated 9/12/17 and AAC Minutes for 719 Danbury Rd dated 9/12/17.

MINUTES

For Approval:

Vice Chairman Fossi motioned, Mr. Hanlon seconded to approve the Meeting Minutes for September 05, 2017 as amended. Motion carried 7-0-2. Mr. Cole and Mr. Dunphy abstained.

For Distribution:

There were no Meeting Minutes distributed.

PUBLIC HEARINGS

Continued to October 17, 2017

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

September 26, 2017 (Special Meeting)

- **#2017-055-MISC:** Opt out of Temporary Health Care Structures.% *Chair.*

October 03, 2017

- **#2017-054-SP:** Special Permit Application, **17 Wilton Road West.** Daniel Stasio
- **#2017-057-SP:** Special Permit Application, **160 High Ridge Avenue.** Timothy Dent.
- **#2017-061-SP:** Special Permit Application, **719 Danbury Road.** Steve DiCiaccio

October 17, 2017

- **#2017-59-S:** Subdivision Application, **28 West Branchville Road.** Branchville LLC.
- **#2017-060-REZ:** Rezoning Application. **Assessor Map ID E15, Lot 191 & Map E15, Lot 225 and 41 Governor St.** B&G Club and TOR.

Hearing no further discussion, the Chairman adjourned the meeting at 9:45 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary

UNAPPROVED/UNREVISED
MINUTES
AQUIFER PROTECTION AGENCY

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Present: Robert Cascella
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Also Present: Richard Baldelli, Director of Planning and Zoning
Adam Schnell, Assistant Planner
Aarti Paranjape, Office Administrator
Lise Read, Recording Secretary

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

At 9:45 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. Zeck seconded to approve the Meeting Minutes of June 20, 2017 as amended. Motion carried 9-0.

Hearing no further discussion, the Chairman adjourned the meeting at 9:47 PM.

Respectfully Submitted,

Lise B. Read
Recording Secretary