

**NOTE: Anyone requiring special accommodations due to disability should contact the
Planning & Zoning Office at (203) 431-2766**



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
INLAND WETLANDS BOARD
PUBLIC HEARINGS AGENDA**

**Tuesday, April 1, 2008
7:30 PM – Town Hall Annex**

**Lower Level Meeting Room
66 Prospect Street, Ridgefield, CT**

INLAND WETLANDS BOARD

Item I: **CONTINUED: #2008-004-PR: (xr-95129-SR)** Plenary Ruling application for filling and grading of 690± of wetlands and disturbance within upland review areas in conjunction with construction of single family residence. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Appls.: Wayne E. Wood and Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, PE. *Received 1/15/2008. 35 days to close public hearing ends March 25, 2008. Granted a 30-day extension through 4/24/2008 to complete public hearing received 3/10/2008.*

PLANNING AND ZONING COMMISSION

Item II: **#2008-013-REZ:** petition to rezone, pursuant to Sec. 9.2.C of the Ridgefield Zoning Regulations. Property located on a portion of the north side of **Sunset Lane**, from R-20 to R-7.5 and **30 Grove Street** from R-20 to B-2. Owners/Appls.: Gary and Chester Zawacki. Auth. Agent: Matthew Ranelli, Esq. *Received 2/19/2008. 35 days to close public hearing ends 5/6/2008.*

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**TOWN OF RIDGEFIELD
FINAL AGENDA
INLAND WETLANDS BOARD**

**Tuesday, April 1, 2008
7:30PM* –Town Hall Annex
*following public hearings**

**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #2008-004-PR: (xr-95129-SR)** Plenary Ruling application for filling and grading of 690± of wetlands and disturbance within upland review areas in conjunction with construction of single family residence. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Apps.: Wayne E. Wood and Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, PE. *Received 1/15/2008. 35 days to close public hearing ends March 25, 2008. On 3/10/2008 granted a 30-day extension through 4/24/2008 to complete public hearing. 35-day action period ends May 6, 2008. For action.*
- 2. #2008-028-SR:** Summary Ruling application under Sec. 7.2 of the IWWR for mitigation/wetlands restoration planting plan approval on property located at **10 Kendra Court** in the RAA zone. Owners/Apps.: Angela Whitford and Stanley Madaloni. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-day action period ends 5/15/2008. Received 3/11/2008. For discussion/action.*
- 3. #2008-034-SR:** Summary Ruling application under Section 7.2 of the IWWR for disturbance in wetlands and upland review areas in conjunction with paving approximately 3800 LF of existing unpaved pedestrian trails on property located at **195 Danbury Road (Ridgefield Parks and Recreation)** in the CCF zone. Owner: Town of Ridgefield. Appl.: Paul Roche. *65-day action period ends May 22, 2008. Received 3/18/2008. Walked 3/30/2008. Table pending Conservation comments.*
- 4. #2008-036-SR:** Summary Ruling application under Section 7.2 of the IWWR for disturbance in the upland review area in conjunction with construction of a 3 bedroom dwelling with a new septic system and driveway on property located at **31 Park Lane** in the RA zone. Owner/Appl.: Albert & Cynthia Blizzard. *65-day action period ends 5/29/2008. Received 3/25/2008, walked 3/30/2008. Table pending Conservation comments.*

NEW ITEMS

- 5. #2008-039-SR:** Summary Ruling application under Section 7.2 of the IWWR for activities and disturbance in the wetlands and upland review areas in conjunction with filling and grading and installation of drainage pipes on property located at **122 Walnut Grove Road** in the RAA zone. Owner/Appl.: Francesco Giordano. *65-day action period ends 6/5/2008. For receipt and schedule walk.*

BOARD WALKS

to be scheduled:

- **#2008-039-SR:** Summary Ruling **122 Walnut Grove Road, Giordano**

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 3/11/2008 (in 3/18/2008 packet), 3/18/2008 (mailed 3/27/2008)

For distribution: 3/25/2008

PUBLIC HEARINGS

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**TOWN OF RIDGEFIELD
FINAL AGENDA
PLANNING AND ZONING COMMISSION**

**Tuesday, April 1, 2008
7:30PM* –Town Hall Annex**
*following Inland Wetlands Board agenda

**Lower Level Meeting Room
66 Prospect St., Ridgefield, CT**

PENDING ITEMS

1. **#2008-009-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e. for exterior modifications to existing building located at **66 Grove Street** in the B-2 zone. Owner: 66 Grove Ridgefield, LLC. Auth. Agent: Madaket Beach Developers, LLC. *Received and Tabled 2/5/2008. 3/4/2008 tabled for revised drawings from applicant. 65-day action period ends 4/10/2008. For action.*
2. **#2008-011-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e for a free-standing Subdivision sign on property located at **Lot #1, Bryon Avenue** in the SD-R20 zone. Owner: Country Club Development, LLC. Appl./Auth. Agent: Fred H. Whipple. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-day action period ends 4/17/2008. Received 2/12/2008 and tabled. Tabled 3/11/2008.3/18/2008 walked 3/30/2008. For action.*
3. **IF PUBLIC HEARING CLOSED: #2008-013-REZ:** petition to rezone, pursuant to Sec. 9.2.C. of the Ridgefield Zoning Regulations. Property located on a portion of the north side of **Sunset Lane**, from R-20 to R-7.5 and **30 Grove Street** from R-20 to B-2. Owners/Apps.: Gary and Chester Zawacki. Auth. Agent: Matthew Ranelli, Esq. *Received 2/19/2008. Walked 3/9/2008. Public hearing commenced 4/1/2008. 65-day action period ends 6/5/2008. For action.*
4. **#2008-022-REV(SP):** Revision to Special Permit application required by Section 9.2.A.7.e to permit the conversion of two parking spaces to outside dining on property located at **107-109 Danbury Road (Southwest Café)** in the B-1 zone. Owner/App.: Coppins Hill Common LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65- day action period ends 5/15/2008. Received 3/11/2008, walked 3/30/2008. For action.*
5. **#2008-030-VDC:** Village District Application under Section 8.3 for signs to be installed at the **Hudson City Savings Bank** located at **2 Prospect Street** in the CBD zone. Owner: Charles Knoche. Appl./Auth. Agent: Michael Santoliquido. *35 days to receive VDC report ends 4/22/2008.Received and referred to VDC 3/18/2008. For review of VDC report/action.*
6. **#2008-029-SPA:** Site Plan Application for Farmer's Market located on **Green Space east of Early Bird Café** (between 88-90 Danbury Road) *Distributed 3/18/2008. For comment.*

7. **#2008-035-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e. as required by Section 5.3.D.1 of the zoning regulations to revise parking and landscaping layout and to make additions and alterations to building located at **650 Danbury Road** in the B-2 zone. Auth. Agent/Appl.: Doyle Coffin Architecture. Owner: Matthew C. Schimenti. *65-day action period ends 05/29/2008. Received 3/25/2008, walked 3/30/2008. For action.*

NEW ITEMS

8. **#2008-037-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e to omit cupola on the main building located at **41 Governor Street (Boys and Girls Club of Ridgefield)** in the RA zone. Owner: Boys and Girls Club of Ridgefield. Appl./Auth. Agent: Jeff Mose. *65-day action period ends 6/5/2008. For receipt.*
9. **#2008-040-VDC:** Village District Application under Section 8.3 for restoration of Webster Bank Prospect Street façade and three floor addition to library located on property at **472 Main Street and 25 Prospect Street** in the CBD zone. Owner/Appl.: The Ridgefield Library Association, Inc. Auth. Agent: Herbert S. Newman & Partners. *35 days to receive VDC report ends 5/6/2008. For receipt and refer to VDC.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 3/11/2008 (in 3/18/2008 packet), 3/18/2008 (mailed 3/27/2008)
For Distribution: 3/25/2008

PUBLIC HEARINGS

April 8, 2008

- **#2008-017-SP:** Special Permit **603 Danbury Road**, Seven Ridgefield Realty Corp
- **#2008-021-SP:** Special Permit **225 South Salem Road**, Russell

April 22, 2008

- **#2008-023-A:** Proposed amendment, **Sec. 3.3.D.1.C & 3.3.D.1.e**, Commission Initiated
- **#2008-024-A:** Proposed amendment, **Sec. 8.3.B.2., 8.3.C and 9.3.H.1**, Commission Initiated
- **#2008-025-A:** Proposed amendment, **Sec. 3.4**, Commission Initiated
- **#2008-026-A:** Proposed amendment, **Sec. 10-Appendix-10.1**, Commission Initiated
- **#2008-027-A:** Proposed amendment **Sec. 9.5.B.2 and Sec. 9.5.C.3**, Commission Initiated