

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



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

**Tuesday, April 7, 2009  
7:30 PM – Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I:**           **#2009-015-PR:** Plenary Ruling application under Sec. 7.6 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield to conduct regulated activities in the wetlands and upland review areas, activities to include pond dredging, drainage and site improvements, restoration of disturbed areas, stone patio, retaining wall, stone bridge, wooden dock, boardwalk and wetland overlook connecting properties located at **10 Shadow Lake Road and 690 Ridgebury Road** in the RAA zone. Owner: RCG 1998 Family Trust, Alison Mosca, Trustee. Appl./Auth. Agent: Peter and Summer Gay Paulos. *Received 3/10/2009. 35 days to close public hearing ends 5/12/2009.*

**PLANNING AND ZONING COMMISSION**

**Item II:**           **#2009-019-SP:** Special Permit Application under Section 9.2 required by Section 8.5 of the Ridgefield Zoning Regulations (Exception for Character Resource Preservation) to permit the construction of a new two car portico and an addition to expand the kitchen, exceeding permitted lot coverage, on property located at **88 Main Street** in the RA zone. Owners/Appls.: Howard & Jane Epstein. Auth. Agent: Douglas MacMillan, AIA. *Received 3/24/2009. 35 days to close public hearing ends 5/12/2009.*

**Item III:**           **#2009-020-SP:** Special Permit Application under Section 9.2 required by Section 8.5 of the Ridgefield Zoning Regulations (Exception for Character Resource Preservation) to permit the construction of a detached two car garage and house addition, exceeding permitted lot coverage, on property located at **94 Main Street** in the RA zone. Owners: Robert & Kristin Loughran. Appl.: Kristin Loughran. Auth. Agent: Douglas MacMillan, AIA. *Received 3/24/2009. 35 days to close public hearing ends 5/12/2009.*

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

**Tuesday, April 7, 2009  
7:30PM\* –Town Hall Annex**

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

\*following public hearings

**PENDING ITEMS**

1. **IF PUBLIC HEARING CLOSED: #2009-015-PR:** Plenary Ruling application under Sec. 7.6 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield to conduct regulated activities in the wetlands and upland review areas, activities to include pond dredging, drainage and site improvements, restoration of disturbed areas, stone patio, retaining wall, stone bridge, wooden dock, boardwalk and wetland overlook connecting properties located at **10 Shadow Lake Road and 690 Ridgebury Road** in the RAA zone. Owner: RCG 1998 Family Trust, Alison Mosca, Trustee. Appl./Auth. Agent: Peter and Summer Gay Paulos. *Received 3/10/2009, walked 3/15/2009, public hearing commenced 4/7/2009. 35-day action period ends 5/12/2009. For action.*

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** March 10, 2009 (mailed 3/19/2009)

**For distribution:** March 24, 2009 (mailed 4/2/2009)

**PUBLIC HEARINGS**

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

**Tuesday, April 7, 2009  
7:30PM\* –Town Hall Annex**

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

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- 1. #2009-018-VDC:** Village District Application under Section 8.3 required by Section 5.1 of the Ridgefield Zoning Regulations for demolition of vacant retail bank branch and office building (formerly Webster Bank). Property located at **25 Prospect Street** in the CBD zone. Owner/Appl.: Ridgefield Library Association, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *35 days to receive VDC report ends April 28, 2009. Received 3/24/2009. Per agent request, re-schedule public hearing date to May 5, 2009.*
- 2. IF PUBLIC HEARING CLOSED: #2009-019-SP:** Special Permit Application under Section 9.2 required by Section 8.5 of the Ridgefield Zoning Regulations (Exception for Character Resource Preservation) to permit the construction of a new two car portico and an addition to expand the kitchen, exceeding permitted lot coverage, on property located at **88 Main Street** in the RA zone. Owners/Apps.: Howard & Jane Epstein. Auth. Agent: Douglas MacMillan, AIA. *65-day action period ends June 11, 2009. Received 3/24/2009, walked 3/29/2009. For action.*
- 3. IF PUBLIC HEARING CLOSED: #2009-020-SP:** Special Permit Application under Section 9.2 required by Section 8.5 of the Ridgefield Zoning Regulations (Exception for Character Resource Preservation) to permit the construction of a detached two car garage and house addition, exceeding permitted lot coverage, on property located at **94 Main Street** in the RA zone. Owners: Robert & Kristin Loughran. Appl.: Kristin Loughran. Auth. Agent: Douglas MacMillan, AIA. *65-day action period ends June 11, 2009. Received 3/24/2009, walked 3/29/2009. For action.*

**NEW ITEMS**

- 4. #2009-021-SP:** Special Permit Application under Section 9.2 for an accessory dwelling unit approximately 1,064 square feet in an outbuilding located at **305 Main Street** in the RA Zone. Owners: Judith A. Biggar-Maguire and John Maguire. Appl.: Judith A. Biggar-Maguire. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65 days to commence public hearing ends 6/11/2009. For receipt, schedule public hearing and walk.*
- 5. #2009-022-REF:** Referral under Section 8-24 of the Connecticut General Statutes for a proposed easement for highway purposes consisting of approximately 3,900 sq. ft. along **801 Ridgebury Road**. Owner: Boehringer Ingelheim Pharmaceuticals, Inc. Town of Ridgefield. *35-day action period ends 5/12/2009. For discussion/action.*
- 6. Re-appoint AAC as VDC.**

7. **2009-025-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e. of the Ridgefield Zoning Regulations to allow the installation of two (2) free-standing signs on property located at **901 Ethan Allen Highway** in the CMDD zone. Owner: Ridgefield Professional Office Complex, LLC. Appl.: Paul DiNardo. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-day action period ends 6/11/2009. For receipt and schedule walk if needed.*

#### **COMMISSION WALKS**

##### **to be scheduled:**

- **#2009-021-SP:** Special Permit **305 Main Street**, Biggar-Maguire
- **2009-025-REV(SP):** Revision **901 Ethan Allen Highway**, Ridgefield Professional Office Complex, LLC

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

#### **CORRESPONDENCE**

#### **MINUTES**

**For Approval:** March 10, 2009 (mailed 3/19/2009)

**For Distribution:** March 24, 2009 and March 31, 2009 (mailed 4/2/2009)

#### **PUBLIC HEARINGS**

##### **to be re-scheduled:**

**April 14, 2009**

- **#2009-018-VDC:** Village District Application **25 Prospect Street**, (old Playhouse, former Webster Bank building), Ridgefield Library Association, Inc.

##### **to be scheduled:**

- **#2009-021-SP:** Special Permit **305 Main Street**, Biggar-Maguire