

**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  
PUBLIC HEARINGS AGENDA**

**Tuesday, April 8, 2008  
7:30 PM – Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

- Item I:** #2008-017-SP: Special Permit application required by Section 9.2 of the Ridgefield Zoning Regulations to convert an existing service station (Citgo Gas Station – Rte 7/35) to a mini-market with related site improvements on property located at **603 Danbury Road** in the B-2 zone. Owner: Seven Ridgefield Realty Corp. Appl.: Standard Petroleum. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-days to commence public hearing ends 5/8/2008. 35 days to close public hearing ends May 13, 2008.*
- Item II:** #2008-021-SP: Special Permit application under Section 9.2 as required by Section 3.3.D.2. to allow a design studio within residence located at **225 South Salem Road** in the RAA zone. Owners: Amy and Scott Russell. Appl.: Amy Russell. *65-days to commence public hearing ends 5/8/2008. Received 3/4/2008. 35 days to close public hearing ends May 13, 2008.*

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

**Tuesday, April 8, 2008  
7:30PM\* –Town Hall Annex**  
\*following public hearing

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

**PENDING ITEMS**

1. **#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/Appls.: 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. Draft Resolution of Approval requested 4/1/2008. For action.*
2. **#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/Apl.: Albert & Cynthia Blizzard. *65-day action period ends 5/29/2008. Received 3/25/2008, walked 3/30/2008. Tabled 4/1/2008, pending receipt of Conservation Commission comments. For action.*
3. **#2008-039-SR:** Summary Ruling **122 Walnut Grove Road**, Giordano. Per owner's request, re-schedule site walk to April 27, 2008.

**NEW ITEMS**

4. **#2008-042-SR:** Summary Ruling application under Section 7.2 of the IWWR for regulated activities in the upland review area and wetlands in conjunction with the construction of proposed detached garage on property located at **85 Ritch Drive** in the RAA zone. Owners: David North and Natasha Kowatch. Auth. Agent: JFM Engineering, Inc. *65-day action period ends 6/12/2008. For receipt and schedule walk.*

**BOARD WALKS**

**April 13, 2008**

- **#2008-034-SR:** Summary Ruling **195 Danbury Road (Ridgefield Parks and Recreation); TOR to be re-scheduled:**
- **#2008-039-SR:** Summary Ruling **122 Walnut Grove Road**, Giordano **to be scheduled:**
- **#2008-042-SR:** Summary Ruling **85 Ritch Drive**, North/Kowatch

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** 3/25/2008 (mailed 3/27/2008)  
**For distribution:** 4/1/2008

**PUBLIC HEARINGS**

**April 15, 2008**

- **CONTINUED: #2008-004-PR: (xr-95129-SR) Plenary Ruling Lots 72-75 Third Lane, Wood/Dean**

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

**Tuesday, April 8, 2008  
7:30PM\* –Town Hall Annex  
\*following Inland Wetlands Board agenda**

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

**PENDING ITEMS**

1. **#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. Walked 3/9/2008. Public hearing commenced 4/1/2008. Draft Resolution of Approval requested 4/1/2008. 65-day action period ends 6/5/2008. For action.*
2. **IF PUBLIC HEARING CLOSED: #2008-017-SP:** Special Permit application required by Section 9.2 of the Ridgefield Zoning Regulations to convert an existing service station (Citgo Gas Station – Rte 7/35) to a mini-market with related site improvements on property located at **603 Danbury Road** in the B-2 zone. Owner: Seven Ridgefield Realty Corp. Appl.: Standard Petroleum. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 3/4/2008. Walked 3/9/2008. Public hearing commenced 4/8/2008. 65 day action period ends 6/12/2008. For action.*
3. **IF PUBLIC HEARING CLOSED: #2008-021-SP:** Special Permit application under Section 9.2 as required by Section 3.3.D.2. to allow a design studio within residence located at **225 South Salem Road** in the RAA zone. Owners: Amy and Scott Russell. Appl.: Amy Russell. *Received 3/4/2008. Walked 3/9/2008. Public hearing commenced 4/8/2008. 65-day action period ends 6/12/2008. For action.*
4. **#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/App.: Doyle Coffin Architecture. Owner: Matthew C. Schimenti. *65-day action period ends 05/29/2008. Received 3/25/2008, walked 3/30/2008. Draft Resolution of Approval requested 4/1/2008. For action.*

**NEW ITEMS**

**COMMISSION WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For Approval:** 3/25/2008 (mailed 3/27/2008)  
**For Distribution:** 4/1/2008

## **PUBLIC HEARINGS**

**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.,Sec. 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