

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, December 16, 2008
7:30 PM – Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: **CONTINUED: #2008-098-SP-PR:** 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 and piped diversion of a boulder watercourse. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Appls.: Wayne E. Wood and the Estate of Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, P.E. *Received 9/2/2008. 65 days to commence public hearing ends 11/6/2008. Public hearing commenced 11/5/2008 and continued to 12/9/2008. 35 days to close public hearing ends 12/10/2008. Request by Auth. Agent to continue PH on 12/16/2008. (6 days of 65-day extension period used)*

PLANNING AND ZONING COMMISSION

Item II: **CONTINUED: #2008-098-SP-PR:** Special Permit Application under Section 9.2 as required by Section 7.9 – to permit a driveway in excess of 14% grade. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Appls.: Wayne E. Wood and the Estate of Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, P.E. *Received 9/2/2008. 65 days to commence public hearing ends 11/6/2008. Public hearing commenced 11/5/2008 and continued to 12/9/2008. 35 days to close public hearing ends 12/10/2008. Request by Auth. Agent to continue PH on 12/16/2008. (6 days of 65-day extension period used)*

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

**Tuesday, December 16, 2008
7:30PM* –Town Hall Annex**

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

*following public hearings

PENDING ITEMS

- 1. #2002-72-SR/PD:** Letter from Thomas and Jacqueline Beck re wetlands permit for pond dredging. Property located at **2 West Mountain Road**. *Discussed 11/18/2009. Walked 12/14/2008. For further discussion.*
- 2. IF PUBLIC HEARING CLOSED: #2008-098-SP-PR:** 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 and piped diversion of a boulder watercourse. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Appls.: Wayne E. Wood and the Estate of Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, P.E. *Received 9/2/2008. Public hearing re-scheduled 10/7/2008. Walked 9/7/2008. Public hearing commenced 11/5/2008 and continued to 12/9/2008. 12/9/2008 Auth. Agent request to continue public hearing on 12/16/2008. (6 days of 65-day extension period used) 35-day action period ends 1/20/2009. For action.*
- 3. #2006-103-SR:** Discussion c/o Inland Wetlands Agent, re compliance with permit issued for Summary Ruling approval to conduct regulated activities in conjunction with single family lot development at **20 Peaceable Street**. Permit issued 10/24/2006 to Owner/Applicant: AMD Homes, LLC. *Discussed 11/18/2008 and 12/2/2008. 12/16/2008 per applicant's request, continue discussion on 1/6/2009.*

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2004-145-SR:** request for release of \$2000, **64 Branchville Road, Whipple**. IWA recommends 100% release.

CORRESPONDENCE

MINUTES

For approval: 12/2/2008 (in 12/9/2008 packet)
For distribution: 12/9/2008

PUBLIC HEARINGS

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*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #2008-098-SP-PR:** Special Permit Application under Section 9.2 as required by Section 7.9 – to permit a driveway in excess of 14% grade. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Apppls.: Wayne E. Wood and the Estate of Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, P.E. *Received 9/2/2008. Walked 9/7/2008. Public hearing re-scheduled 10/7/2008. Public hearing commenced 11/5/2008 and continued to 12/9/2008. 12/9/2008 request by Auth. Agent to continue public hearing on 12/16/2008. (6 days of 65-day extension period used) 65-day action period ends 2/19/2009. For action.*
- 2. #2008-129-PRE:** Pre-submission Concept under Section 9.2.E of the zoning regulations to correct and provide relief from zoning district boundaries on property located in a split-zone. Prospective Appl.: Robert R. Jewell, Esq., Donnelly, McNamara and Gustafson, P.C. *Walked 12/14/2008 (75 New Street, Morena) For discussion.*
- 3. (1) Re-appoint AAC to VDC and (2) For continued discussion VDC By-Laws c/o Patrick Walsh. PD requests table, by-laws.**
- 4. #2008-136-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e as required by Section 5.3.D and Section 7.2.E.11 of the Ridgefield Zoning Regulations to (1) erect a temporary 40 x 60 open-air canvas tent and (2) to permit attachment of a 2' x 36' temporary banner on the front of the metal building located at **746-748 Danbury Road** (BMW of Ridgefield) in the B-2 zone. Owner/Appl.: Ridgefield Waterside Properties, LLC. Auth. Agent: Philip Clark. *65-day action period ends 2/12/2009. Received 12/9/2008. For discussion/action.*

NEW ITEMS

- 5. #2008-137-Misc.:** AAC comments on application for Business Sign at Georgetown Cake Shoppe, **1 Ethan Allen Hwy.** (Keough's Plaza). Auth. Agent: John Vitti. Owner: Ed Keough. *For discussion.*
- 6. #2008-138-S:** Application for 2-lot subdivision under Section 6-1 of the Subdivision Regulations for the Town of Ridgefield on property located at **11 Old Stagecoach Road** in the RAAA zone. Owner: E. Hunter Harrison. Appl./Auth. Agent: Don Longo. *65-day to schedule public hearing ends 2/19/2009. For receipt, schedule walk and public hearing.*
- 7. #2008-139-SP-REV(S):** Special Permit for (1) development of a new residence on an existing building lot in the SD R-20 zone under Section 9.2 and 3.2.C.10 and (2) lot coverage exception under Section 3.6.C of the Ridgefield Zoning Regulations and request for Revision to the Subdivision under Section 8.2 of the Subdivision Regulations for the Town of Ridgefield to permit the driveway re-location on **Lot #2, Arnolds Way.** Owner: Elizabeth A. Yanity. Appl.: RJR Builders. Auth. Agent: MacMillan Architects. *65-day to commence public hearing ends 2/19/2009. For receipt, schedule walk and public hearing*

COMMISSION WALKS

to be scheduled:

- **#2008-138-S:** subdivision **11 Old Stagecoach Road**, Harrison.
- **#2008-139-SP-REV(S):** Special Permit and Revision to Subdivision **Lot #2, Arnolds Way**, Yanity.

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2003-074-REV:** release of \$1,000 balance on bond posted for **Ridgefield Car Wash, 6 Farmingville Road**, Ferm. *PD recommends 100% release.*
- **#9979-S:** Release of \$2,500 balance on bond posted for accessway, Hoyt Subdivision/**Silver Spring Road** (Heritage Homes). *PD Recommends 100% release.*
- **#9692-PRD:** Release of \$2,000 balance on bonds posted for accessway and drainage, 2-lot PRD Subdivision at **118 Stonecrest Drive**, Reed Whipple. *PD Recommends 100% release.*

CORRESPONDENCE

MINUTES

For Approval: 12/2/2008 (in 12/9/2008 packet)

For Distribution: 12/9/2008

PUBLIC HEARINGS

to be scheduled:

- **#2008-138-S:** subdivision **11 Old Stagecoach Road**, Harrison.
- **#2008-139-SP-REV(S):** Special Permit and Revision to Subdivision **Lot #2, Arnolds Way**, Yanity.

January 6, 2009

- **#2008-125-SP:** Special Permit (major home occupation), **135 Keeler Drive**, Mott.
- **#2008-130-A:** amendment to **Section 8.1.C(1)**, Fuller

January 13, 2009

- **#2008-134-S:** Subdivision **19 & 25 Sunset Lane**, Zawacki
- **#2008-135-SP;** Special Permit, **105 Danbury Road**, PST Properties, LLC