

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, December 2, 2008
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I:** **#2006-072-A:** Proposed Amendment to the Ridgefield Subdivision Regulations, Section 4-25(b), **Payments in Lieu of Open Space**, (1) to increase fee for payment in lieu of open space donation from 6% to 10% and (2) to accept payment in lieu of open space for any subdivision where this payment is deemed to be more appropriate than the acceptance of open space land. Commission initiated.
- Item II:** **#2008-126-SP:** Special Permit Application under Section 9.2 as required by Sec. 7.2 of the Ridgefield Zoning Regulations for a temporary banner sign to be located on **Main Street** on the grassy knoll in front of CVS in the CBD zone. Owners: Lisa Quattrocchi and Amy Aronson. Appl./Auth. Agent: Marion Roth, Ridgefield Chamber of Commerce. *Received 11/5/2008. 35 days to close public hearing ends 1/6/2009.*
- Item III:** **#2008-127-SP:** Special Permit Application under Section 9.2 as required by Sec. 7.2 of the Ridgefield Zoning Regulations for a temporary banner sign to be located at **621 Main Street (Citibank)** in the R-20 zone. Owner: Moon Chun. Appl./Auth. Agent: Marion Roth, Ridgefield Chamber of Commerce. *Received 11/5/2008. 35 days to close public hearing ends 1/6/2009.*

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

**Tuesday, December 2, 2008
7:30PM* –Town Hall Annex**
*following public hearings

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

PENDING ITEMS

- #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. Continue discussion.*
- #2008-119-PR:** Plenary Ruling application pursuant to Section 7.6 of the IWWR to conduct regulated activities within wetlands and upland review areas in conjunction with construction of a two (2) bedroom single family residence on .936 acres of property located on **Wilton Road East** (Assessor's map #F18-0039) in the RA zone. Owner/Appl.: Earl A. Burchard. Auth. Agent: Gregory and Adams, P.C. *Received 10/7/2008. Public hearing commenced 11/12/2008. Walk scheduled for 11/16/2008. 35 days to close public hearing ends 12/17/2008. Intervention under 22a-19 of the CGS acknowledged 11/18/2008, further study to move proposed driveway to the north of its current location requested 11/18/2008 and additional information requested under 7.6(i) of the IWWR re stream water quality. Determine continuation date for public hearing.*
- #2008-128-PD:** Application for Pond Dredging, maintenance and restoration, to remove accumulated sediments in existing pond located at **133 Spring Valley Road** in the RAAA zone. Owner: John G. Edelman, Applicant: Nazzaro Inc. *Received 11/12/2008. Walked 11/16/2008. 65-day action period ends 1/16/2009. Draft Resolution of Approval requested 12/2/2008. For discussion/action.*

NEW ITEMS

BOARD WALKS

December 14, 2008

- **#2002-72-SR/PD: 2 West Mountain Road, Beck**

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 11/12/2008 (in 11/18/2008 packet) and 11/18/2008 (in 11/26/2008 packet)

For distribution:

PUBLIC HEARINGS

to be scheduled:

- Continuation date **#2008-119-PR: Plenary Ruling Wilton Road East, Burchard.**

December 9, 2008

- **CONTINUED: #2008-098-SP-PR: Plenary Ruling Lots 72-75 Third Lane, Wood/Estate of Charles F. Dean, Jr.**

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

**Tuesday, December 2, 2008
7:30PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #2006-072-A:** Proposed Amendment to the Ridgefield Subdivision Regulations, **Section 4-25(b), Payments in Lieu of Open Space**, (1) to increase fee for payment in lieu of open space donation from 6% to 10% and (2) to accept payment in lieu of open space for any subdivision where this payment is deemed to be more appropriate than the acceptance of open space land. Commission initiated.
- 2. #2008-105-SP-S:** (1) Two-lot Subdivision Application under Section 6-1 of the Subdivision regulations for the Town of Ridgefield and (2) Special Permit Application under Section 9.2 required by Section 3.2.C.5 of the Zoning Regulations for accessway to serve 3 lots on property located at **439 Danbury Road** in the RAA zone. Owner/App.: Nancy Riedy. Auth. Agent: Steven Trinkaus, PE. *Received 9/2/2008. Walked 9/7/2008. Public hearing commenced 10/14/2008 and continued to 11/12/2008. Withdrawal of Special Permit application for detached apartment acknowledged 11/12/2008. Public hearing closed and item tabled 11/12/2008. 11/18/2008 draft Resolution of Approval for 2-lot subdivision and draft Resolution of Approval for Special Permit for accessway to serve 2 lots requested 11/18/2008. 65-day action period ends 1/16/2009. For action.*
- 3. #2008-112-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to conduct a major home based business on property located at **233 Great Hill Road** in the RA zone. Owners/Apps.: Christopher M. and Susan A. Dighton. *Received 9/16/2008. Walked 10/19/2008. Public hearing commenced and closed 11/18/2008. Draft Resolution of Approval requested 11/18/2008. 65-day action period ends 1/22/2009. For action.*
- 4. IF PUBLIC HEARING CLOSED: #2008-126-SP:** Special Permit Application under Section 9.2 as required by Sec. 7.2 of the Ridgefield Zoning Regulations for a temporary banner sign to be located on **Main Street** on the grassy knoll in front of CVS in the CBD zone. Owners: Lisa Quattrocchi and Amy Aronson. Appl./Auth. Agent: Marion Roth, Ridgefield Chamber of Commerce. *Received 11/5/2008. Public hearing commenced 12/2/2008. 65-day action period ends 2/5/2009. For action.*
- 5. IF PUBLIC HEARING CLOSED: #2008-127-SP:** Special Permit Application under Section 9.2 as required by Sec. 7.2 of the Ridgefield Zoning Regulations for a temporary banner sign to be located at **621 Main Street (Citibank)** in the R-20 zone. Owner: Moon Chun. Appl./Auth. Agent: Marion Roth, Ridgefield Chamber of Commerce. *Received 11/5/2008. Public hearing commenced 12/2/2008. 65-day action period ends 2/5/2009. For action.*
- 6. #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. *For discussion.*

NEW ITEMS

7. **#2008-133-REV(SP)**: Revision to Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations to add a temporary enclosure for winter, on **The Cutting Board** restaurant located at **103 Danbury Road** in the B-1 zone. Appl.: Brian Bender. Owner: Copps Hill Common, LLC. *65-day action period ends 2/5/2009. For receipt/discussion/action.*
8. **#2008-134-S**: (1) Five-lot Subdivision Application under Section 6-1 of the Subdivision Regulations for the Town of Ridgefield and (2) request for waiver of Section 4-25 of the Ridgefield Subdivision Regulations for payment in lieu of open space on property consisting of 0.9377 acres of land located at **19 and 25 Sunset Lane** in the R-7.5 zone. Owners/Applicants: Gary and Chester Zawacki. Auth. Agent: Matthew Ranelli, Esq. *65-days to commence public hearing ends 2/5/2009. For receipt, schedule walk and public hearing.*
9. **#2008-135-SP**: Special Permit application under Section 9.2 of the Ridgefield Zoning Regulations for construction of an addition to the existing restaurant building (formerly Pizza Hut) to allow first floor retail space and office use on the second floor on property located at **105 Danbury Road** in the B-1 zone. Owner/App.: PST Properties, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-days to commence public hearing ends 2/5/2009. For receipt, schedule walk and public hearing.*

COMMISSION WALKS

to be scheduled:

- **#2008-134-S**: Subdivision **19 and 25 Sunset Lane**, Zawacki
 - **#2008-135-SP**: Special Permit **105 Danbury Road**, PST Properties, LLC
- December 14, 2008**
- **#2008-125-SP**: Special Permit (home occupation), **135 Keeler Drive**, Mott.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 11/12/2008 (in 11/18/2008 packet) and 11/18/2008 (in 11/26/2008 packet)

For Distribution:

PUBLIC HEARINGS

to be scheduled:

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

December 9, 2008

- **CONTINUED: #2008-098-SP-PR**: Plenary Ruling **Lots 72-75 Third Lane**, Wood/Estate of Charles F. Dean, Jr.

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