

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 9, 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.*
- Item II:** **CONTINUED: #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. 35 days to close public hearing ends 12/17/2008.*

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.*

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

**Tuesday, December 9, 2008
7:30PM* –Town Hall Annex**

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

*following public hearings

PENDING ITEMS

- 1. 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. 35-day action period ends 1/13/2009. For action.*
- 2. IF PUBLIC HEARING CLOSED: #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. 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. Public hearing continuation date set for 12/9/2008. 35-day action period ends 1/13/2009. For action.*

NEW ITEMS

- 3. 2009 - Election of Officers**

BOARD WALKS

December 14, 2008

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

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval:

For distribution: 12/2/2008

PUBLIC HEARINGS

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

**Tuesday, December 9, 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: #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. Walked 9/7/2008. Public hearing to be re-scheduled 10/7/2008. Public hearing commenced 11/5/2008. Public hearing commenced 11/5/2008 and continued to 12/9/2008. 65-day action period ends 2/12/2009. For action.*

NEW ITEMS

2. 2009 - Election of Officers
3. VDC By-Laws *for discussion* c/o Patrick Walsh
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. For receipt/discussion/action.*

COMMISSION WALKS

December 14, 2008

- **#2008-125-SP:** Special Permit (home occupation), **135 Keeler Drive**, Mott.
- **#2008-129-PRE:** **75 New Street**, Morena
- **#2008-134-S:** Subdivision **19 & 25 Sunset Lane**, Zawacki
- **#2008-135-SP;** Special Permit, **105 Danbury Road**, PST Properties, LLC

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval:

For Distribution: 12/2/2008

PUBLIC HEARINGS

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

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**TOWN OF RIDGEFIELD
AQUIFER PROTECTION AGENCY
FINAL AGENDA**

**Tuesday, December 9, 2008
7:30PM* -Town Hall Annex**
* following Planning and Zoning Agenda

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

PENDING ITEMS

NEW ITEMS

1. 2009 - Election of Officers

CORRESPONDENCE

MINUTES

For Approval: 9/4/2008 (mailed 12/4/2008)