

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



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

**Tuesday, February 2, 2010
7:30PM –Town Hall Annex**

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

PENDING ITEMS

NEW ITEMS

- 1. #2009-119-PR: 35 Wilton Road East** Owner: Colonial Road Associates, LLC.
Acknowledge scheduled Show Cause Hearing.

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: January 12, 2010 (mailed 1/21/2010)
For distribution: January 26, 2010

PUBLIC HEARINGS

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

**Tuesday, February 2, 2010
7:30PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- #2009-108-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations to allow a 2nd free standing sign to identify tenants located at **635 Danbury Road** (Stonehouse Commons Building #1) in the B-2 zone. Owner/App.: Roland Hagman. *65-day action period ends 3/11/2010. Received 1/5/2010. Walked 1/10/2010. Tabled 1/12/2010. AAC report received 1/14/2010. Tabled 1/26/2010. Acknowledge withdrawal.*
- #2010-003-VDC:** Village District application under Section 8.3 of the zoning regulations for an awning with signage on building located at **388 Main Street** in the CBD zone. Owner: Joseph H. and Ellen Donnelly Trust. Appl./Auth. Agent: Weichert Realtors. *65-day action period ends 3/18/2010. Tabled 1/12/2010. VDC report received 1/14/2010. Tabled 1/26/2010. For discussion/action.*
- #2010-005-PRE:** Pre-Submission Concept under Section 9.2.E for a proposed change of use requiring additional parking located at **107-109 Danbury Road** in the B-1 zone. Owner: Copps Hill Common, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 1/26/2010. For discussion.*
- #2009-016-POCD: PLAN OF CONSERVATION AND DEVELOPMENT,** Proposed placement of “green building” language in Housing and Business Chapters and other issues. c/o P.D. and Chairman. *For discussion.*

NEW ITEMS

- #2010-006-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 occupation on property located at **196 North Salem Road** in the RAA zone. Owner: Inga Engstrom. Appl.: J S Dental Manufacturing, Inc. *For receipt, schedule walk and public hearing.*
- Discussion of proposed Community Garden on **Farmingville Road**, c/o P.D

COMMISSION WALKS

to be scheduled:

- **#2010-006-SP:** Special Permit **196 North Salem Road**, Engstrom.
- February 21, 2010**
- **#2010-002-SP:** Special Permit **180 Barlow Mountain Road**, Morris

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: January 12, 2010 (mailed 1/21/2010)

For Distribution: January 26, 2010

PUBLIC HEARINGS

to be scheduled:

- **#2010-006-SP: Special Permit 196 North Salem Road, Engstrom.**

February 9, 2010

- **#2009-115-SP: Special Permit 342 Farmingville Road, Flanagan**

- **#2009-116-SP: Special Permit 105 New Street, Cai/ Li**

February 16, 2010

- **CONTINUED: #2009-101-SP: Special Permit 40 Ritch Drive, Metzner/ Tuohy**

March 2, 2010

- **#2010-002-SP: Special Permit 180 Barlow Mountain Road, Morris**

March 9, 2010

- **#2009-110-A-APA: Amendment to Zoning Map, Level A Aquifer Area, Commission Initiated**

PUBLIC INFORMATION MEETING

February 23, 2010

- **#2009-016-POCD: PLAN OF CONSERVATION AND DEVELOPMENT Update, Town of Ridgefield**