

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, February 10, 2009
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I:** **CONTINUED: #2008-130-A:** Proposed amendment to **Section 8.1.C (1)- Nonconforming lots** under Section 9.2.B of the zoning regulations, re change in definition of legally non-conforming lots. Appl.: Robert A. Fuller, Esq. *Received 11/12/2008. Public hearing commenced 1/6/2009. 1/20/2009 continued to 2/3/2009. (postponed to 2/10/2009). 35 days to close public hearing ends 2/10/2009.*
- Item II:** **#2008-139-SP-REV(S):** request for Revision to the Subdivision under Section 8.2 of the Subdivision Regulations for the Town of Ridgefield to permit re-location of a driveway and Special Permit under Section 9.2 and 3.2.C.10 of the Zoning Regulations for the Town of Ridgefield for (1) development of a new residence on an existing building lot in the SD R-20 zone and (2) lot coverage exception under Section 3.6.C of the Ridgefield Zoning Regulations on **Lot #2, Arnolds Way**. Owner: Elizabeth A. Yanity. Appl.: RJR Builders. Auth. Agent: MacMillan Architects. *Received 12/16/2008. (public hearing postponed from 2/3/2009 to 2/10/2009) 35 days to close public hearing ends 3/17/2009.*
- Item III:** **CONTINUED: #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. *Received 12/2/2008. Public hearing commenced 1/13/2009. 35 days to close public hearing ends 2/17/2009.*
- Item IV:** **#2008-134-S-SP: Special Permit** application under Section 9.2 as required by Section 3.2.C.5 of the Ridgefield Zoning Regulations for an accessway serving three lots in conjunction with a subdivision application on property located at **19 and 25 Sunset Lane** in the R-7.5 zone. Owners/Appls.: Gary and Chester Zawacki. Auth. Agent: Matthew Ranelli, Shipman & Goodwin LLP. *Received 1/6/2009. 35 days to close public hearing ends 3/17/2009.*
- Item V:** **CONTINUED: #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. *Received 12/2/2008. Public hearing commenced 1/13/2009. 35 days to close public hearing ends 2/17/2009.*

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

**Tuesday, February 10, 2009
7:30PM* –Town Hall Annex**

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

*following public hearings

PENDING ITEMS

- 1. #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. Request from Attorney Campbell to move item to January 13, 2009 agenda. Tabled 1/13/2009. Tabled 1/20/2009. For discussion.*

NEW ITEMS

- 2. #2009-011-REV(IW):** Revision to Summary Ruling application approval under Section 7.8 of the IWWR for the Town of Ridgefield to replace the proposed retaining wall along the proposed driveway with an earthen bank in conjunction with construction of a new residence on property located at **167 Silver Spring Road** in the RAA zone. Owners/Appls.: Jack McAuley and Sherry Kennedy. Auth. Agent: JFM Engineering, Inc. *65-day action period ends 4/16/2009. For receipt/discussion/action.*
- 3. #2009-012-SR:** Summary Ruling application under Section 7.5 of the IWWR for the Town of Ridgefield for stream crossing for emergency septic repair on property located at **15 Tenth Lane** in the RA zone. Owners: James S. Scesa and Danielle D. Duris. Appl.: James S. Scesa. *65-day action period ends 4/16/2009. For receipt/discussion c/o IWA.*

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 1/13/2009 (in 1/20/2009 packet) and 1/20/2009 (in 1/27/2009 packet)

For distribution:

PUBLIC HEARINGS

February 17, 2009

- #2008-138-S-SR:** Summary Ruling **11 Old Stagecoach Road**, Harrison

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

**Tuesday, February 10, 2009
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: #2008-130-A:** Proposed amendment to **Section 8.1.C (1)- Nonconforming lots** under Section 9.2.B of the zoning regulations, re change in definition of legally non-conforming lots. Appl.: Robert A. Fuller, Esq. *Received 11/12/2008. Public hearing commenced 1/6/2009. Continuation date-2/3/2009 postponed to 2/10/2009. 65- day action period ends 4/16/2009. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2008-139-SP-REV(S):** Request for Revision to the Subdivision under Section 8.2 of the Subdivision Regulations for the Town of Ridgefield to permit re-location of a driveway and Special Permit under Section 9.2 and 3.2.C.10 of the Zoning Regulations for the Town of Ridgefield for (1) development of a new residence on an existing building lot in the SD R-20 zone and (2) lot coverage exception under Section 3.6.C of the Ridgefield Zoning Regulations on **Lot #2, Arnolds Way**. Owner: Elizabeth A. Yanity. Appl.: RJR Builders. Auth. Agent: MacMillan Architects. *Received 12/16/2008. Walked 1/25/2009. Public hearing commenced 2/10/2009. 65-day action period ends 4/16/2009. For action*
- 3. #2009-003-REV(SP)-VDC:** Revision to Special Permit under Section 9.2.A.7.e and Village District Application under Section 8.3 required by Section 8.4 of the Ridgefield Zoning Regulations to place a dry freight storage container on the Ridgefield Library property located at **25 Prospect Street** in the CBD zone. Owner: Ridgefield Library Association. Appl./Auth. Agent: Friends of the Ridgefield Library. *65-day action period for revision ends 3/12/2009, 35 days to receive VDC report ends 2/10/2009. Received 1/6/2009 and referred to VDC. Draft Resolution of Approval requested 1/20/2009. Walked 1/25/2009. For discussion/action.*
- 4. #2009-004-VDC:** Village District Application under Section 8.3 required by Section 5.1 of the Ridgefield Zoning Regulations for exterior renovations and building sign at **22B Catoonah Street** in the CBD zone. Owner: Benenson Funding Corporation. Appl./Auth. Agent: William M. Sibley. *35 days to receive VDC report ends 2/24/2009. Received and referred to VDC 1/13/2009. Tabled 1/20/2009. Postponed 2/3/2009 to 2/10/2009. Review VDC report/action.*
- 5. IF PUBLIC HEARING CLOSED: #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. *Received 12/2/2008. Walked 12/14/2008. Public hearing commenced 1/13/2009 and continued to 2/10/2009. 65-day action period ends 4/16/2009. For action.*

6. **IF PUBLIC HEARING CLOSED: #2008-134-S-SP:** Special Permit application under Section 9.2 as required by Section 3.2.C.5 of the Ridgefield Zoning Regulations for an accessway serving three lots in conjunction with a subdivision application on property located at **19 and 25 Sunset Lane** in the R-7.5 zone. Owners/Appls.: Gary and Chester Zawacki. Auth. Agent: Matthew Ranelli, Shipman & Goodwin LLP. Received 1/6/2009. Public hearing commenced 2/10/2009. 65-day action period ends 4/16/2009. For action.
7. **IF PUBLIC HEARING CLOSED: #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/Appl.: PST Properties, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. Received 12/2/2008. Walked 12/14/2008. Public hearing commenced 1/13/2009 and continued to 2/10/2009. 65-day action period ends 4/16/2009. For action.
8. **Pursuant to Sec. 8-7d. (c) of the C.G.S., the following application is considered received 2/3/3009. #2009-010-SP:** Special Permit under Section 9.2 as required by Section 3.6.C (Lot Coverage Exceptions) of the Ridgefield Zoning Regulations for alterations and additions to the existing residence located at **154 Rippowam Road** in the RAAA zone. Owner/Appl.: Paul Camarda. Auth. Agent: Jeffrey D. Mose, AIA. 65 days to commence public hearing ends 4/9/2009. Walked 2/8/2009. Schedule public hearing

NEW ITEMS

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 1/13/2009 (in 1/20/2009 packet), 1/20/2009 (in 1/27/2009 packet) and 1/27/2009 (mailed 2/5/2009)

For Distribution:

PUBLIC HEARINGS

to be scheduled:

- **#2009-010-SP:** Special Permit **154 Rippowam Road**, Camarda
February 17, 2009
- **#2008-138-S-SR:** Subdivision **11 Old Stagecoach Road**, Harrison
- **#2009-009-SP:** Special Permit **267 Main Street**, O'Brien