

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, February 17, 2009
7:30 PM – Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: **#2008-138-S-SR:** Summary Ruling application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield to conduct regulated activities in the upland review area including new construction and septic system and mitigation plans in conjunction with a 2-lot subdivision on property located at **11 Old Stagecoach Road** in the RAAA zone. Owner: E. Hunter Harrison. Appl./Auth. Agent: Don Longo. *Received 1/20/2009. 35 days to close public hearing ends 3/24/2009.*

PLANNING AND ZONING COMMISSION

Item II: **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.*

Item III: **#2008-138-S-SR:** 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. *Received 1/20/2009. 35 days to close public hearing ends 3/24/2009.*

Item IV: **#2009-009-SP:** Special Permit Application under Section 9.2 required by Section 8.5 of the Ridgefield Zoning Regulations (Exception for Character Resource Preservation) to permit construction of a greenhouse on property located at **267 Main Street** in the RA zone. Appl./Owner: Daniel and Annette O'Brien. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 1/27/2009. 35 days to close public hearing ends 3/24/2009.*

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

**Tuesday, February 17, 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. Tabled 2/10/2009. For discussion.*
- 2. IF PUBLIC HEARING CLOSED: #2008-138-S-SR:** Summary Ruling application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield to conduct regulated activities in the upland review area including new construction and septic system and mitigation plans in conjunction with a 2-lot subdivision on property located at **11 Old Stagecoach Road** in the RAAA zone. Owner: E. Hunter Harrison. Appl./Auth. Agent: Don Longo. *Received 1/20/2009. Walked 1/25/2009. 35-day action period ends 3/24/2009. For action.*

NEW ITEMS

- 3. #2008-093-REZ-SP-S-PR:** 213 High Ridge Avenue; Polverari. Discussion c/o Inland Wetlands Agent.

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval:

For distribution: 2/10/2009

PUBLIC HEARINGS

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

**Tuesday, February 17, 2009
7:30PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. #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. Public hearing closed 2/10/2009 and Draft Resolution of Approval requested. 65-day action period ends 4/16/2009. For action*
- 2. #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/Applicants: Gary and Chester Zawacki. Auth. Agent: Matthew Ranelli, Shipman & Goodwin LLP. *Received 1/6/2009. Public hearing commenced and closed 2/10/2009. Draft Resolution of Approval request 2/10/2009. 65-day action period ends 4/16/2009. For action.*
- 3. 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/Applicant: 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. 2/10/2009 continued to 2/17/2009. 65-day action period ends 4/23/2009. For action.*
- 4. IF PUBLIC HEARING CLOSED: #2008-138-S-SR:** 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. Applicant/Auth. Agent: Don Longo. *Received 1/20/2009. Walked 1/25/2009. Public hearing commenced 2/17/2009. 65-day action period ends 4/23/2009. For action.*
- 5. #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. Applicant: RJR Builders. Auth. Agent: MacMillan Architects. *Received 12/16/2008. Walked 1/25/2009. Public hearing commenced, closed and Draft Resolution of Approval requested 2/10/2009. 65-day action period ends 4/16/2009. For action.*

- 6. IF PUBLIC HEARING CLOSED: #2009-009-SP:** Special Permit Application under Section 9.2 required by Section 8.5 of the Ridgefield Zoning Regulations (Exception for Character Resource Preservation) to permit construction of a greenhouse on property located at **267 Main Street** in the RA zone. Appl./Owner: Daniel and Annette O'Brien. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 1/27/2009. Walked 2/8/2009. Public hearing commenced 2/17/2009. 65-day action period ends 4/23/2009. For action.*

NEW ITEMS

- 7. #2008-093-REZ-SP-S-PR:** 213 High Ridge Avenue; Polverari. Discussion c/o PD.

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval:

For Distribution: 2/10/2009

PUBLIC HEARINGS

March 10, 2009

- **#2009-010-SP:** Special Permit **154 Rippowam Road**, Camarda