

SPECIAL MEETING

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 24, 2009
7:30PM* –Town Hall Annex**

**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 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, 2/10/2009 and 2/17/2009. For discussion.*
- #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. Public hearing commenced and closed 2/17/2009. Draft Resolution of Approval request 2/17/2009. 35-day action period ends 3/24/2009. For action.*

NEW ITEMS

- #2009-014-SR:** Summary Ruling application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield to replace 60 linear feet of an existing 10" Town sanitary sewer line within a meadow wetland area on property located at **74 & 78 Prospect Ridge** in the RAA zone. Owners: Bruce and Susan Ruehl and Thomas and Jeannine Carr. Auth. Agent: JFM Engineering, Inc. *65-day action period ends 4/30/2009. For receipt and schedule walk.*

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 2/10/2009 (in 2/17/2009 packet)
For distribution: 2/17/2009

PUBLIC HEARINGS

SPECIAL MEETING

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TOWN OF RIDGEFIELD FINAL AGENDA PLANNING AND ZONING COMMISSION

**Tuesday, February 24, 2009
7:30PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- #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. Walked 12/14/2008. Public hearing commenced 1/13/2009 and continued to 2/10/2009. 2/10/2009 continued to 2/17/2009. Public hearing closed 2/17/2009 and Draft Resolution of Approval requested. 65-day action period ends 4/23/2009. For action.*
- #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. Walked 1/25/2009. Public hearing commenced and closed 2/17/2009. 65-day action period ends 4/23/2009. For action.*
- #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 and closed 2/17/2009. Draft Resolution of Approval requested 2/17/2009. 65-day action period ends 4/23/2009. For action.*

NEW ITEMS

- #2009-013-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e. of the Ridgefield Zoning Regulations for façade updates, 2 new entry porticos and relocation of the eastern site entrance on property located at **100B Danbury Road** in the B-3 zone. Owner: Taylor Zemo LLC. Auth. Agent: Jeffrey D. Mose, AIA. *65-day action period ends 4/30/2009. For receipt/discussion/action.*
- "Westport Now" article on **proposed Affordable Housing legislation.** *For distribution.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 2/10/2009 (in 2/17/2009 packet)

For Distribution: 2/17/2009

PUBLIC HEARINGS

March 10, 2009

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