

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 3, 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. 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. 35 days to close public hearing ends 3/10/2009.*

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 3, 2009
7:30PM* –Town Hall Annex**

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

*following public hearing

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

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**

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



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

**Tuesday, February 3, 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. 65- day action period ends 4/9/2009. 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 2/3/2009. 65-day action period ends 4/9/2009. 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. Review VDC report/action.*

NEW ITEMS

- 5. #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/App.: Paul Camarda. Auth. Agent: Jeffrey D. Mose, AIA. *65 days to commence public hearing ends 4/9/2009. For receipt, schedule walk and public hearing.*

COMMISSION WALKS

to be scheduled:

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

February 8, 2009

- **#2009-009-SP:** Special Permit **267 Main Street**, O'Brien

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: 1/27/2009

PUBLIC HEARINGS

to be scheduled:

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

February 10, 2009

- **CONTINUED: #2008-134-S-SP:** Subdivision and waiver **19 and 25 Sunset Lane**, Zawacki
- **#2008-134-S-SP:** Special Permit **19 and 25 Sunset Lane**, Zawacki
- **CONTINUED: #2008-135-SP:** Special Permit **105 Danbury Road**, PST Properties, LLC

February 17, 2009

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