

**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, January 13, 2009  
7:30 PM – Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

- Item I:** #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. 35 days to close public hearing ends 2/17/2009.*
- Item II:** #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. 35 days to close public hearing ends 2/17/2009.*

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

**Tuesday, January 13, 2009  
7:30PM\* –Town Hall Annex**

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

\*following public hearings

**PENDING ITEMS**

- 1. #2008-119-PR:** Plenary Ruling application pursuant to Section 7.6 of the IWWR to conduct regulated activities within wetlands and upland review areas in conjunction with construction of a two (2) bedroom single family residence on .936 acres of property located on **Wilton Road East** (Assessor's map #F18-0039) in the RA zone. Owner/Apl.: Earl A. Burchard. Auth. Agent: Gregory and Adams, P.C. *Received 10/7/2008. Public hearing commenced 11/12/2008. Walk scheduled for 11/16/2008. Intervention under 22a-19 of the CGS acknowledged 11/18/2008, further study to move proposed driveway to the north of its current location requested 11/18/2008 and additional information requested under 7.6(i) of the IWWR re stream water quality. Public hearing continuation date set for 12/9/2008. 12/9/2008 extension granted to continue public hearing 1/6/2009. (20 days of 65-day extension period used) Public hearing closed 1/6/2009. 35-day action period ends 2/10/2009. For action.*
- 2. #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. For discussion.*

**NEW ITEMS**

- 3. #2009-005-REF:** Referral by the Town of Wilton, under Section 8-7.(f) of the Connecticut General Statutes for a septic repair within 500' of the Ridgefield border located at **26 Scarlet Oak Drive, Wilton**. Appl.: Brian Andronaco, Anderson's Septic Service.

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** 12/16/2008 (mailed 12/31/2008)  
**For distribution:** 1/6/2009

**PUBLIC HEARINGS**

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

**Tuesday, January 13, 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: #2008-134-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. 65-day action period ends 3/19/2009. For action.*
- 2. 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/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. 65-day action period ends 3/19/2009. For action.*
- 3. #2008-141-REV(SP)-VDC:** Revision to Special Permit under Section 9.2.A.7.e. and Village District Application under Section 8.3 of the Ridgefield Zoning Regulations to permit minor exterior façade renovations to the existing building on property located at **467 Main Street (CVS)** in the CBD zone. Owner: EAL Associates. Appl.: CVS Realty Co. Auth. Agent: Cuddy & Feder LLP. *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. For discussion.*
- 4. #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 and walk scheduled for 1/11/2009. For discussion.*
- 5. Revised VDC By-laws, for discussion.**

## NEW ITEMS

6. **#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. For receipt and refer to VDC.

## COMMISSION WALKS

### TO BE RE-SCHEDULED:

(Canceled January 11, 2009)

- **#2008-138-S:** Subdivision **11 Old Stagecoach Road**, Harrison
- **#2008-139-SP-REV(S):** Special Permit, Rev. to Subdivision, **Arnolds Way, Lot #2**, Yanity
- **#2009-003-REV(SP)-VDC:** Revision **25 Prospect Street**, Ridgefield Library Association

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For Approval:** 12/16/2008 (mailed 12/31/2008)

**For Distribution:** 1/6/2009

## PUBLIC HEARINGS

**January 20, 2009**

- **CONTINUED: #2008-125-SP:** Special Permit **135 Keeler Drive**, Mott/Carroll
- **CONTINUED: #2008-130-A:** Amendment **Section 8.1.C.(1)**-Nonconforming lots, Fuller

**February 3, 2009**

- **#2008-138-S:** Subdivision **11 Old Stagecoach Road**, Harrison
- **#2008-139-SP-REV(S):** Special Permit, Rev. to Subdivision, **Arnolds Way, Lot #2**, Yanity

**February 10, 2009**

- **#2008-134-S-SP:** Special Permit **19 and 25 Sunset Lane**, Zawacki