

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 20, 2009
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I:** **CONTINUED: #2008-125-SP:** Special Permit Application under Section 9.2 as required by Section 3.3.D.2 of the Ridgefield Zoning Regulations for a major home occupation to operate an online bookselling business on property located at **135 Keeler Drive** in the RAAA zone. Owner: Gilbert Mott and Marilyn Carroll. Appl.: Gilbert Mott. *Received 11/5/2008. Public hearing commenced 1/6/2009. 35 days to close public hearing ends 2/10/2009.*
- Item II:** **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. 35 days to close public hearing ends 2/10/2009. [Note: Public hearing will be further continued to 2/3/2009.]*

**Immediately following public hearing:
EXECUTIVE SESSION**

Combined session with the Board of Selectman
(Commission counsel to attend)

to discuss litigation regarding the **Bennetts Farm Road** property (**Eureka V, LLC**)

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

**Tuesday, January 20, 2009
7:30PM* –Town Hall Annex**

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

*following public hearings and Executive Session

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. Draft Resolution of Approval requested 1/13/2009. 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. Tabled 1/13/2009. For discussion.*

NEW ITEMS

- 3. #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. For receipt, schedule walk if necessary and schedule public hearing.

BOARD WALKS

To be scheduled:

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

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 1/6/2009 (in 1/13/2009 packet)
For distribution: 1/13/2009

PUBLIC HEARINGS

To be scheduled:

- **#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, January 20, 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: #2008-125-SP:** Special Permit Application under Section 9.2 as required by Section 3.3.D.2 of the Ridgefield Zoning Regulations for a major home occupation to operate an online bookselling business on property located at **135 Keeler Drive** in the RAAA zone. Owner: Gilbert Mott and Marilyn Carroll. Appl.: Gilbert Mott. *Received 11/5/2008. Walked 12/14/2008. Public hearing commenced 1/6/2009. 65- day action period ends 3/26/2009. For action.*
- 2. #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 12/16/2008. 1/11/2009 walk canceled. Public hearing scheduled for 2/3/2009. Applicant request withdrawal. Application resubmitted. Acknowledge withdrawal, acknowledge receipt of resubmission, re-schedule walk if necessary, schedule public hearing.*
- 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 and walk scheduled for 1/11/2009. Walk canceled. For discussion/reschedule walk if necessary/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. Review VDC report/action.*

NEW ITEMS

- 5. 2009-1020 Department Budget, for distribution.**
- 6. Proposed worksession with Planimetrics, re update to Plan of Conservation and Development. Glenn Chalder and Heidi Samokar to attend.**

COMMISSION WALKS

January 25, 2009

- **#2008-138-S-SR:** Subdivision **11 Old Stagecoach Road**, Harrison (*re-schedule if necessary*)
- **#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
(TENTATIVE)

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 1/6/2009 (in 1/13/2009 packet)

For Distribution: 1/13/2009

PUBLIC HEARINGS

to be scheduled:

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

February 3, 2009

- **#2008-139-SP-REV(S):** Special Permit, Rev. to Subdivision, **Arnolds Way, Lot #2**, Yanity

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