

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, January 6, 2009
7:30 PM – Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: **CONTINUED: #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/App.: Earl A. Burchard. Auth. Agent: Gregory and Adams, P.C. *Received 10/7/2008. Public hearing commenced 11/12/2008. 12/9/2008 extension granted to continue public hearing on 1/6/2009. (20 days of 65-day extension period used) 35 days to close public hearing ends 12/17/2008.*

PLANNING AND ZONING COMMISSION

Item II: **#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. 35 days to close public hearing ends 2/10/2009.*

Item III: **#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. 35 days to close public hearing ends 2/10/2009.*

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

**Tuesday, January 6, 2009
7:30PM* –Town Hall Annex**

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

*following public hearings

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #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/Appl.: 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) 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 received from Attorney Campbell to move item to January 13, 2009 agenda. Acknowledge request.*

NEW ITEMS

- 3. CL&P vegetation control in rights-of-way, Northeast Utilities letter of 12/22/08. For discussion c/o Comm. Autuori.**

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 12/9/2008 (in 12/16/2008 packet)
For distribution: 12/16/2008

PUBLIC HEARINGS

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FINAL AGENDA
PLANNING AND ZONING COMMISSION**

**Tuesday, January 6, 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 3/12/2009. For action.*
- 2. 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. 65- day action period ends 3/12/2009. For action.*
- 3. Revised VDC By-laws for distribution.**

NEW ITEMS

- 4. #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. For receipt, schedule walk if necessary, refer to VDC.*
- 5. #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. For receipt, schedule walk if necessary, refer to VDC.*
- 6. #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-75 zone. Owners/Applicants: Gary and Chester Zawacki. Auth. Agent: Matthew Ranelli, Shipman & Goodwin LLP. *65-days to commence public hearing ends 3/12/2009. For receipt and schedule public hearing.*
- 7. #2006-031-SP: 66 Grove Street.** Architectural design changes, townhouse buildings. *Discussion c/o P.D.*

COMMISSION WALKS

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

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2007-045-SP-SR:** request for release of \$12,500.00 bond posted for driveway construction and site work at **140 Wilton Road West**, Price. PD recommends retention of \$1,000 and release of \$11,500. (see December 18, 2008 memo)
- **#2004-166-A-REV:** request for release of bonds totaling \$7,205 for the **531 Main Street Subdivision and Special Permit** (Yanity), Country Club Development, LLC. PD recommends full release. (see December 22, 2008 memo)
- **#2007-113-SP:** request for release of bond posted for site work at **9 Ethan Allen Highway**, Erin Properties, LLC (Fossi). PD recommends retention of \$1,000.00 and release of \$23,000.00. (see January 5, 2009 memo)

CORRESPONDENCE

MINUTES

For Approval: 12/9/2008 (in 12/16/2008 packet)

For Distribution: 12/16/2008

PUBLIC HEARINGS

to be scheduled:

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

January 13, 2009

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

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