

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, July 14, 2009
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I:** **CONTINUED: #2009-040-SP:** Special Permit application under Section 9.2 as required by Section 5.2 of the Ridgefield Zoning Regulations for site improvements, including increase in retail area, upgrade exterior and interior building, and install new site signage on property located at **115 Danbury Road (BP Station)** in the B-1 zone. Owner: Mario Marcheggiani Family Limited. Appl.: Drake Petroleum, Co. Inc. Auth. Agent: Consulting and Design, LLC. *Received 6/9/2009. Public hearing commenced 7/7/2009. 35- day action period ends 8/11/2009.*
- Item II:** **CONTINUED: #2009-032-S-SP:** (1) Application for a 5-lot Subdivision under Section 6-1 of the Subdivision Regulations for the Town of Ridgefield on property located at **32 Hickory Lane and 164 Florida Road** consisting of 11.686 acres of land in the RAA zone and (2) Special Permit Application under Section 9.2 as required by Section 3.2.C.5 of the Ridgefield Zoning Regulations to permit an accessway off Hickory Lane to serve three new lots in conjunction with the 5-lot subdivision. Owner/App.: Wynmar Properties, LLC. Auth. Agent: John F. McCoy, VII, P.E. *Received 5/12/2009. 35 days to close public hearing ends 7/21/2009.*
- Item III:** **#2009-052-A:** Proposed Amendment to the Ridgefield Zoning Regulations, Sec. 8.6 (Uses Subject to Moratorium), (1) to eliminate the existing moratorium on the installation of Outdoor Woodburning Furnaces OWFs, and (2) to adopt new Section 7.12, to prohibit the installation of OWFs in all zones within the Town of Ridgefield. Commission initiated.
- #2009-052-A:** Proposed Amendment to the Ridgefield Zoning Regulations, Sec. 8.6.D.1 (Effective Date and Expiration for Uses Subject to Moratorium), to extend the expiration date for the moratorium on the installation of Outdoor Woodburning Furnaces (OWFs) from 7/19/09 to 7/19/2010. Commission initiated.

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

**Tuesday, July 14, 2009
7:30PM* –Town Hall Annex**

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

*following public hearings

PENDING ITEMS

- #2009-048-SR:** Summary Ruling application under Section 7.5 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield to install septic system and add a pool on property located at **239 Mamasco Road** in the RA zone. Owner/Appl.: Ken Pereyra. Auth. Agent: Michael J. Mazzucco. *65-day action period ends 8/27/2009. Received 6/23/2009. Walked 6/28/2009. Preliminary Draft Resolution of Approval requested 7/7/2009.* For discussion/action.

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: June 30, 2009 (mailed July 2, 2009)

For distribution: July 7, 2009

PUBLIC HEARINGS

July 21, 2009

- **#2009-046-A(IW):** Amendment, **Sections 7.11.3, 10.8 and 10.9**, Board Initiated
- **#2009-047-PR:** Plenary Ruling, **Second and Third Lanes**, Wayne E. Wood and The Estate of Charles F. Dean, Jr.

September 1, 2009

- **#2009-056-SP-PR:** Plenary Ruling **Spectacle Lane and Wilton Road East**, Pyramid Luxury Homes Joint Venture

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

**Tuesday, July 14, 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: #2009-032-S-SP:** (1)Application for a 5-lot Subdivision under Section 6-1 of the Subdivision Regulations for the Town of Ridgefield on property located at **32 Hickory Lane and 164 Florida Road** consisting of 11.686 acres of land in the RAA zone and (2) Special Permit Application under Section 9.2 as required by Section 3.2.C.5 of the Ridgefield Zoning Regulations to permit an accessway off Hickory Lane to serve three new lots in conjunction with the 5-lot subdivision. Owner/Appl.: Wynmar Properties, LLC. Auth. Agent: John F. McCoy, VII, P.E. *Received 5/12/2009. Public hearing commenced 6/16/2009 and continued to 7/14/2009. 65-day action period ends 9/24/2009. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2009-040-SP:** Special Permit application under Section 9.2 as required by Section 5.2 of the Ridgefield Zoning Regulations for site improvements, including increase in retail area, upgrade exterior and interior building, and install new site signage on property located at **115 Danbury Road (BP Station)** in the B-1 zone. Owner: Mario Marcheggiani Family Limited. Appl.: Drake Petroleum, Co. Inc. Auth. Agent: Consulting and Design, LLC. *Received 6/9/2009. Walked 6/28/2009. Public hearing commenced 7/7/2009 and continued to 7/14/2009. 65-day action period ends 9/10/2009. For action.*
- 3. #2009-050-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations for signage on commercial property located at **955 Ethan Allen Highway** (John's Best Pizza formerly Ridgefield Pizza) in the B-2 zone. Owner: Maria Gardel Trustee/Ralph Sandolo. Appl.: Signs Unlimited. Auth. Agent: Gregory F. Datelle. *Received 6/23/2009. 65-day action period end 8/27/2009. For action.*
- 4. #2009-051-SP:** Special Permit under Section 9.2 as required by Section 7.8 of the Ridgefield Zoning Regulations to provide pole lighting for tennis courts in the recreation area on property located at **126 Eleven Levels Road** in the RAA zone. Owner: West Mountain Estates Homeowner Association. Appl.: Scott Baughman. *For discussion c/o PD.*
- 5. IF PUBLIC HEARING CLOSED: #2009-052-A:** Proposed Amendment to the Ridgefield Zoning Regulations, Sec. 8.6 (Uses Subject to Moratorium), (1) to eliminate the existing moratorium on the installation of Outdoor Woodburning Furnaces OWFs, and (2) to adopt new Section 7.12, to prohibit the installation of OWFs in all zones within the Town of Ridgefield. Commission initiated.
#2009-052-A: Proposed Amendment to the Ridgefield Zoning Regulations, Sec. 8.6.D.1 (Effective Date and Expiration for Uses Subject to Moratorium), to extend the expiration date for the moratorium on the installation of Outdoor Woodburning Furnaces (OWFs) from 7/19/09 to 7/19/2010. Commission initiated. *For action.*

6. **#2009-057-REV(S)**: Request under Section 9.2.A.7.e of the Ridgefield Zoning Regulations for revision to previously filed 3-lot subdivision at **48 Peaceable Hill Road**, changing lot lines to create two lots fronting on Peaceable Hill Road, and one rear lot to be served by the existing accessway, part of original subdivision of 34.505 acres in the RAA zone. Applicant/Owner: Suni P. & William Harford. Auth. Agent: JFM Engineering, Inc. *65-day action period ends 9/3/2009. Received 6/30/2009. Tabled 7/7/2009. For discussion/action.*

NEW ITEMS

7. **#2009-058-VDC**: Village District application under Section 8.3 of the Ridgefield Zoning Regulations for building signage and awning with signage on building located at **31 Bailey Avenue** in the CBD zone. Applicant: Sharps & Flats, LLC. Owner: PRP, Inc. *35-days to receive VDC report ends 8/18/2009. For receipt, refer to VDC.*
8. **#2009-059-VDC**: Village District application under Section 8.3 of the Ridgefield Zoning Regulations for a free-standing sign, deck and handicap-accessible ramp on property located at **32 Prospect Street**, Nature's Temptations in the CBD zone. Owner: Italian American Mutual Aid Society. Appl.: Jeffrey Konchalski. Auth. Agent: Elizabeth S. Zieman. *35-days to receive VDC report ends 8/18/2009. For receipt, refer to VDC.*
9. **#2009-060-VDC**: Village District application under Section 8.3 of the Ridgefield Zoning Regulations for two signs to be placed on building located at **404A Main Street**, Book on the Common in the CBD zone. Owner: Urstadt Biddle Properties, Inc. Appl./Auth. Agent: Ellen Burns. *35-days to receive VDC report ends 8/18/2009. For receipt, refer to VDC.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: June 30, 2009 (mailed July 2, 2009)

For Distribution: July 7, 2009, July 8, 2009

PUBLIC HEARINGS

July 21, 2009

- **#2009-049-SP**: Special Permit **59 Ethan Allen Highway**, Club Ched LLC
- **#2009-051-SP**: Special Permit **126 Eleven Levels Road**, West Mountain Estates Homeowner Association
- **#2009-055-SP**: Special Permit **7 Whitewood Hollow Court**, Garavel

September 1, 2009

- **#2009-056-SP-PR**: Special Permit **Spectacle Lane and Wilton Road East**, Pyramid Luxury Homes Joint Venture