

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, July 21, 2009
7:30 PM – Town Hall Annex**

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

INLAND WETLANDS BOARD

- Item I:** #2009-046-A(IW): Proposed Amendment to the Inland Wetlands & Watercourses Regulations for the Town of Ridgefield as required by Section 14 to include new **Sections 7.11.3, 10.8 and 10.9** requiring applicants to notify holders of Conservation and Preservation easements on properties where regulated activities are proposed. Board Initiated.
- Item II:** #2009-047-PR: Plenary Ruling application as required by Section 7.6 of the Inland Wetlands & Watercourses Regulations for the Town of Ridgefield for regulated activities within the wetlands and upland review areas for piping and reconstruction of watercourses in conjunction with the development of a single family residence on property located on **Second and Third Lanes** in the RA zone. Owner: Wayne E. Wood and The Estate of Charles F. Dean, Jr. Auth. Agent: John F. McCoy, VII, P.E. *Received 6/16/2009. 35 days to close public hearing ends 8/25/2009.*

PLANNING AND ZONING COMMISSION

- Item III:** #2009-049-SP: Special Permit under Section 9.2 as required by Section 7.2 of the Ridgefield Zoning Regulations to install signage on commercial property located at **59 Ethan Allen Highway** (Little Pub Restaurant) in the B-1 zone. Owner: Club Ched LLC. Appl./Auth. Agent: Kevin McHugh. *Received 6/23/2009. 35 days to close public hearing ends 8/25/2009.*
- Item IV:** #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. *Received 6/23/2009. 35 days to close public hearing ends 8/25/2009.*
- Item V:** #2009-055-SP: Special Permit application under Section 9.2 as required by Section 3.6.C.1 of the Ridgefield Zoning Regulations to convert an existing deck into an enclosed sunroom on the residence located at **7 Whitewood Hollow Court** in the RAA zone. Owners: Gerald and Sharon Garavel. Auth. Agent: Benjamin v. Doto, III, P.E. *Received 6/30/2009. 35 day to close public hearing ends 8/25/2009.*

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

**Tuesday, July 21, 2009
7:30PM* –Town Hall Annex**
*following public hearings

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

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #2009-046-A(IW):** Proposed Amendment to the Inland Wetlands & Watercourses Regulations for the Town of Ridgefield as required by Section 14 to include new **Sections 7.11.3, 10.8 and 10.9** requiring applicants to notify holders of Conservation and Preservation easements on properties where regulated activities are proposed. Board Initiated. *Public hearing commenced 7/21/2009. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2009-047-PR:** Plenary Ruling application as required by Section 7.6 of the Inland Wetlands & Watercourses Regulations for the Town of Ridgefield for regulated activities within the wetlands and upland review areas for piping and reconstruction of watercourses in conjunction with the development of a single family residence on property located on **Second and Third Lanes** in the RA zone. Owner: Wayne E. Wood and The Estate of Charles F. Dean, Jr. Auth. Agent: John F. McCoy, VII, P.E. *Received 6/16/2009. Public hearing commenced 7/21/2009.35- day action period ends 8/25/2009. For action.*

NEW ITEMS

- 3. #2009-062-PR:** Plenary Ruling Application required by Section 7.6 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield for regulated activities within the upland review area in conjunction with site development for a single family residence and septic system on property located at **Water's Edge Way** in the RA zone. Owner/App.: Hearing and Hearing, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-days to commence public hearing ends 9/24/2009. For receipt, schedule walk and public hearing.*

BOARD WALKS

to be scheduled:

- **#2009-062-PR:** Plenary Ruling **Water's Edge Way**, Hearing and Hearing, Inc.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: July 7, 2009 (in July 14, 2009 packet) and July 14, 2009 (e-mailed July 19, 2009)

For distribution:

PUBLIC HEARINGS

to be scheduled:

- **#2009-062-PR:** Plenary Ruling **Water's Edge Way**, Hearing and Hearing, Inc.

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 21, 2009
7:30PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- #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. Public hearing closed and draft Resolution of Approval requested 7/14/2009. 65-day action period ends 9/24/2009. For action.*
- IF PUBLIC HEARING CLOSED: #2009-049-SP:** Special Permit under Section 9.2 as required by Section 7.2 of the Ridgefield Zoning Regulations to install signage on commercial property located at **59 Ethan Allen Highway** (Little Pub Restaurant) in the B-1 zone. Owner: Club Ched LLC. Appl./Auth. Agent: Kevin McHugh. *Received 6/23/2009. Public hearing commenced 7/21/2009. 65-day action period ends 9/24/2009. For action.*
- #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. Tabled for additional information, 7/14/2009. 65-day action period end 8/27/2009. For action.*
- IF PUBLIC HEARING CLOSED: #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. *Received 6/23/2009. Walked 6/28/2009. Public hearing commenced 7/21/2009. 65-day action period ends 9/24/2009. For action.*
- IF PUBLIC HEARING CLOSED: #2009-055-SP:** Special Permit application under Section 9.2 as required by Section 3.6.C.1 of the Ridgefield Zoning Regulations to convert an existing deck into an enclosed sunroom on the residence located at **7 Whitewood Hollow Court** in the RAA zone. Owners: Gerald and Sharon Garavel. Auth. Agent: Benjamin v. Doto, III, P.E. *Received 6/30/2009. Walked 7/12/2009. Public hearing commenced 7/21/2009. 65-day action period ends 9/24/2009. For action.*
- #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. Received 7/14/2009. VDC report received 7/15/2009. For discussion/action.*

NEW ITEMS

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2006-115-SP:** request for release of \$5,000.00 bond, **300 West Lane**, Odeen. *PD recommends 100% release.*

CORRESPONDENCE

MINUTES

For Approval: July 7, 2009 and July 8, 2009 (in July 14, 2009 packet)
and July 14, 2009 (e-mailed July 19, 2009)

For Distribution:

EXECUTIVE SESSION (*Tentative*) - Personnel matters.

PUBLIC HEARINGS

September 1, 2009

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