

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 22, 2008
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I:** **#2008-077-SP:** Special Permit application under Section 9.2 as required by Section 3.3.D.1 of the zoning regulations to remove the “age-restriction” on a previously approved accessory apartment on property located at **18 Wilton Road West** in the RAA zone. Owner/Applicant: Paula Paccadolmi. *Received 6/17/2008. 35 days to close public hearing ends 8/26/2008.*
- Item II:** **#2008-080-SP:** Special Permit application under Section 9.2 as required by Section 3.4.D.3 (Accessory Structure located in the “front yard”) and Section 3.3.D.7 (“Other Accessory Uses”) of the Ridgefield Zoning Regulations to construct a horse barn in the “front yard”, including groom’s quarters on the second floor, consisting of one accessory apartment and separate quarters containing two bedrooms and kitchenette, on a 15.816-acre property located at **40 Ned’s Lane** within the RAAA zone. Owner: Hunter Harrison. Auth. Agent: Longo and Associates. *Received 6/24/2008. 35 days to close public hearing ends 8/26/2008.*

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

**Tuesday, July 22, 2008
7:30PM* –Town Hall Annex
*following public hearing**

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

PENDING ITEMS

1. **#2008-091-SR:** Summary Ruling Application under Section 7 pursuant to Section 4.5 of the IWWR for activity in the upland review area in conjunction with the re-development of a lot where a residence was lost to a fire, including driveway and grading within designated buffer area on property located at **17 Stony Hill Road** in the RAA zone. Owner/Appl.: James and Deborah Soyak. Auth. Agent: JFM Engineering, Inc. *65-day action period ends 9/11/2008. Received 7/8/2008. Walked 7/13/2008. Draft Resolution of Approval requested 7/15/2008. For action.*

NEW ITEMS

2. **#2008-096-SP-SR:** Summary Ruling Application under Section 7 for a wetlands crossing and activity within upland review areas in conjunction with residential lot development and a Special Permit to create an accessory dwelling unit in excess of 900 s.f. from an existing historical house on property located at **167 Silver Spring Road** in the RAA zone. Owners/Appls.: Jack McAuley and Sherry Kennedy. Auth. Agent: JFM Engineering, Inc. *65 day action period or to commence public hearing ends 9/25/2008. For receipt/schedule walk to determine significance.*

BOARD WALKS

to be scheduled:

- **#2008-096-SP-SR:** Summary Ruling **167 Silver Spring Road**, McAuley/ Kennedy

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2005-074-SR:** request for release of bond balance; St. Elizabeth Seton Roman Catholic Church, **520 Ridgebury Road**; Rev. Prince. *IWA recommends 100% release.*
- **#2008-028-SR:** request for release of bond; **10 Kendra Court**; Whitford/Madaloni. *IWA recommends reduction to \$1,500.00.*

CORRESPONDENCE

MINUTES

For approval: July 8, 2008 (in July 15, 2008 packet)
For distribution: July 15, 2008

PUBLIC HEARINGS

September 2, 2008

- **#2008-093-REZ-SP-S-PR:** Plenary Ruling **213 High Ridge Avenue**, Polverari

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

**Tuesday, July 22, 2008
7:30PM* –Town Hall Annex
*following Inland Wetlands Board agenda**

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

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #2008-077-SP:** Special Permit application under Section 9.2 as required by Section 3.3.D.1 of the zoning regulations to remove the “age-restriction” on a previously approved accessory apartment on property located at **18 Wilton Road West** in the RAA zone. Owner/Applicant: Paula Paccadolmi. *Received 6/17/2008 Public hearing commenced 7/22/2008. 65-day action period ends 9/25/2008. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2008-080-SP:** Special Permit application under Section 9.2 as required by Section 3.4.D.3 (Accessory Structure located in the “front yard”) and Section 3.3.D.7 (“Other Accessory Uses”) of the Ridgefield Zoning Regulations to construct a horse barn in the “front yard”, including groom’s quarters on the second floor, consisting of one accessory apartment and separate quarters containing two bedrooms and kitchenette, on a 15.816-acre property located at **40 Ned’s Lane** within the RAAA zone. Owner: Hunter Harrison. Auth. Agent: Longo and Associates. *Received 6/24/2008. Walked 7/13/2008. Public hearing commenced 7/22/2008. 65-day action period ends 9/25/2008. For action.*
- 3. #2008-090-VDC:** Village District Application under Section 8.3 to install two signs on building located at **20 Prospect Street** in the CBD zone. Owner: Aron and Judy Hirt-Manheimer. Appl.: Susi Manheimer. *35 days to receive VDC report ends 8/12/2008. Received and referred to VDC 7/8/2008. For action.*

NEW ITEMS

- 4. #2008-095-REV(SP):** Revision to Special Permit application under Section 9.2.A.7.e. required by Section 3.2.c. of the zoning regulations to replace pool house facility on property located at **439 Silver Spring Road, Silver Spring Country Club** in the RAA zone. Appl.: Silver Spring Country Club. Owner: Flat Rock Corporation. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-day action period ends 9/25/2008. For receipt, schedule walk, schedule public hearing if necessary.*
- 5. #2008-096-SP-SR:** Special Permit application under Section 9.2 required by Section 3.3.D.1. to create an accessory dwelling from an existing historic residence having a floor area greater than 900 s.f., in conjunction with new home development on property located at **167 Silver Spring Road** in the RAA zone. Owners/Appls.: Jack McAuley and Sherry Kennedy. Auth. Agent: JFM Engineering, Inc. *65 days to commence public hearing ends 9/25/2008. For receipt/schedule walk/schedule public hearing*

COMMISSION WALKS

to be scheduled:

- **#2008-095-REV(SP):** Revision **439 Silver Spring Road, Silver Spring Country Club**, Flat Rock Corporation
- **#2008-096-SP-SR:** Summary Ruling **167 Silver Spring Road**, McAuley/ Kennedy

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: July 8, 2008 (in July 15, 2008 packet)

For Distribution: July 15, 2008

PUBLIC HEARINGS

to be scheduled:

- **#2008-095-REV(SP):** Revision **439 Silver Spring Road, Silver Spring Country Club**, Flat Rock Corporation (if necessary)
- **#2008-096-SP-SR:** Summary Ruling **167 Silver Spring Road**, McAuley/ Kennedy

September 2, 2008

- **#2008-093-REZ-SP-S-PR:** Rezone, Subdivision, Special Permit **213 High Ridge Avenue**, Polverari

September 9, 2008

- **#2008-079-A:** Amendment **Sections 5.2.C.9 and 5.3.C.7**, Commission Initiated