

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 7, 2009
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I:** #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. 35- day action period ends 8/11/2009.*
- Item II:** #2009-041-SP: Special Permit under Section 9.2 as required by Sections 3.6.C of the Ridgefield Zoning Regulations to construct an open front porch and two dormers which will exceed maximum lot coverage on the existing residence located at **14 Loren Lane** in the RA zone. Owners/Appls.: Randall & Jean Brooks. Auth. Agent: Tom Leporati. *Received 6/9/2009. 35- day action period ends 8/11/2009.*
- Item III:** #2009-045-SP: Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations to permit restaurant signage on property located at **500 Main Street, Brendan's at the Elms** in the RA zone. Owner: William Scala. Appl.: Brendan Walsh. Auth. Agent: Patricia Leary. *Received 6/16/2009. 35-day action period ends 8/11/2009.*

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

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

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

PENDING ITEMS

NEW ITEMS

- #2009-015-PR:** Request for clarification of condition #12, Plenary Ruling Approval for pond dredging re limits on herbicide use. Applicant's consultant proposes use of herbicides for invasive plant removal. Property located at **10 Shadow Lake Road and 690 Ridgebury Road**. Owner: RCG 1998 Family Trust, Alison Mosca, Trustee. For discussion/action.
- #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.* For discussion/action.

BOARD WALKS

July 12, 2009

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

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: June 16, 2009 (in June 23, 2009 packet) and June 23, 2009 (in June 30, 2009 packet)

For distribution: June 30, 2009 (mailed July 2, 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 7, 2009

7:30PM* –Town Hall Annex

*following Inland Wetlands Board agenda

Lower Level Meeting Room

66 Prospect St., Ridgefield, CT

PENDING ITEMS

- 1. #2009-018-VDC:** Village District Application under Section 8.3 required by Section 5.1 of the Ridgefield Zoning Regulations for demolition of vacant retail bank branch and office building (formerly Webster Bank). Property located at **25 Prospect Street** in the CBD zone. Owner/Appl.: Ridgefield Library Association, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 3/24/2009 and referred to VDC. Public hearing commenced and closed 5/5/2009. 65- day action period ends 7/9/2009. Tabled 5/12/2009. Extension received. Acknowledge 65- day extension. Extended action period ends 9/18/2009.*
- 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. 65- day action period ends 9/10/2009. For action.*
- 3. IF PUBLIC HEARING CLOSED: #2009-041-SP:** Special Permit under Section 9.2 as required by Sections 3.6.C of the Ridgefield Zoning Regulations to construct an open front porch and two dormers which will exceed maximum lot coverage on the existing residence located at **14 Loren Lane** in the RA zone. Owners/Appls.: Randall & Jean Brooks. Auth. Agent: Tom Leporati. *Received 6/9/2009. Walked 6/28/2009. Public hearing commenced 7/7/2009. 65- day action period ends 9/10/2009. For action.*
- 4. IF PUBLIC HEARING CLOSED: #2009-045-SP:** Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations to permit restaurant signage on property located at **500 Main Street, Brendan's at the Elms** in the RA zone. Owner: William Scala. Appl.: Brendan Walsh. Auth. Agent: Patricia Leary. *Received 6/16/2009. Walked 6/28/2009. Public hearing commenced 7/7/2009. 65- day action period ends 9/10/2009. For action*
- 5. #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. For discussion/action.*

NEW ITEMS

COMMISSION WALKS

July 12, 2009

- **#2009-055-SP:** Special Permit **7 Whitewood Hollow Court**, Garavel
- **#2009-056-SP-PR:** Special Permit **Spectacle Lane and Wilton Road East**, Pyramid Luxury Homes Joint Venture

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: June 16, 2009 (in June 23, 2009 packet) and June 23, 2009 (in June 30, 2009 packet)

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

PUBLIC HEARINGS

July 14, 2009

- **CONTINUED: #2009-032-S-SP: 32 Hickory Lane and 164 Florida Road**, Wynmar Properties, LLC
- **#2009-052-A:** Proposed Amendment re: Outdoor Woodburning Furnaces (OWFs). Commission initiated.

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