

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, June 1, 2010
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: **#2010-038-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.1 of the Ridgefield Zoning Regulations for an accessory dwelling unit on property located at **50 Laurel Hill Road** in the RAA zone. Owners/Appls.: John E. Proctor and Jennifer M. Ferrandino. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 4/20/2010. 35 days to close public hearing ends 7/6/2010.*

Item II: **#2010-039-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to conduct a major home occupation in the lower level of an accessory building located at **50 Laurel Hill Road** in the RAA zone. Owners/Appls.: John E. Proctor and Jennifer M. Ferrandino. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 4/20/2010. 35 days to close public hearing ends 7/6/2010.*

Item III: **#2010-044-SP:** Special Permit application under Section 9.2 required by Section 3.4.D.3 of the Ridgefield Zoning Regulations to construct a replacement two (2) car garage with a studio above in the front yard on property located at **120 Prospect Ridge** in the RA zone. Owner/Apl.: John Weatherley. Auth. Agent: Robert Grasso.

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

**Tuesday, June 1, 2010
7:30PM* –Town Hall Annex**

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

*following public hearing

PENDING ITEMS

- 1. #2010-020-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 3/2/2010, walked 3/21/2010, public hearing commenced 4/6/2010, continued to 4/20/2010, continued to 5/4/2010, continued and closed 5/18/2010. Draft Resolution of Approval requested 5/18/2010. 35-day action period ends 6/22/2010. For action.*

NEW ITEMS

BOARD WALKS

June 6, 2010

- **#2010-052-SR:** Summary Ruling, **100 Holmes Road**, Cotter

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2008-028-SR:** request for release of bond balance, \$1,500.00, **10 Kendra Court**, Whitford. IWA recommends release.

CORRESPONDENCE

MINUTES

For approval: May 18, 2010 (mailed 5/27/2010)

For distribution:

PUBLIC HEARINGS

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

**Tuesday, June 1, 2010
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: #2010-038-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.1 of the Ridgefield Zoning Regulations for an accessory dwelling unit on property located at **50 Laurel Hill Road** in the RAA zone. Owners/Applicants: John E. Proctor and Jennifer M. Ferrandino. Authorized Agent: Donnelly, McNamara and Gustafson, P.C. *Received 4/20/2010. Walked May 16, 2010. Public hearing commenced 6/1/2010. 65-day action period ends 8/5/2010. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2010-039-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to conduct a major home occupation in the lower level of an accessory building located at **50 Laurel Hill Road** in the RAA zone. Owners/Applicants: John E. Proctor and Jennifer M. Ferrandino. Authorized Agent: Donnelly, McNamara and Gustafson, P.C. *Received 4/20/2010. Walked May 16, 2010. Public hearing commenced 6/1/2010. 65-day action period ends 8/5/2010. For action.*
- 3. IF PUBLIC HEARING CLOSED: #2010-044-SP:** Special Permit application under Section 9.2 required by Section 3.4.D.3 of the Ridgefield Zoning Regulations to construct a replacement two (2) car garage with a studio above in the front yard on property located at **120 Prospect Ridge** in the RA zone. Owner/Applicant: John Weatherley. Authorized Agent: Robert Grasso. *Received 5/4/2010. Walked May 16, 2010. Public hearing commenced 6/1/2010. 65-day action period ends 8/5/2010. For action.*

NEW ITEMS

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: May 18, 2010 (mailed 5/27/2010)

For Distribution:

PUBLIC HEARINGS

June 8, 2010

- **CONTINUED: #2010-040-SP:** Special Permit **902 North Salem Road**, Donnelly
- **#2010-049-SP:** Special Permit **126 Eleven Levels Road**, West Mountain Estates Homeowners Association

June 15, 2010

- **#2010-045-A: Section 3.3.D.1,** Commission initiated

June 29, 2010

- **#2009-016-POCD: Town of Ridgefield, Plan of Conservation and Development.**