

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 16, 2009
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item II: **CONTINUED: #2009-030-SP:** Special Permit application under Section 9.2 as required by Section 5.3 of the Ridgefield Zoning Regulations to construct an addition with new offices and two-car garage, and to create an 8-car parking lot at **40 Grove Street** in the B-2 zone. Owner/App.: 40 Grove Street LLC. Auth. Agent: Douglas MacMillan. *Received 5/5/2009. 35 days to close public hearing ends 7/14/2009.*

Item I: **#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.*

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

**Tuesday, June 16, 2009
7:30PM* –Town Hall Annex**
*following public hearings

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

PENDING ITEMS

NEW ITEMS

- 1. #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. *Schedule public hearing.*
- 2. #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 diversion and reconstruction of watercourses in conjunction with the development of a single family residence and request to waive fees 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. *65 days to commence public hearing ends 8/20/2009. For receipt schedule public hearing, schedule walk and decision to waive fees.*

BOARD WALKS

to be scheduled:

- **#2009-047-PR:** Plenary Ruling **Second and Third Lanes**, Wayne E. Wood and The Estate of Charles F. Dean, Jr.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: June 2, 2009 (mailed 6/4/2009)
For distribution: June 9, 2009

PUBLIC HEARINGS

to be scheduled:

- **#2009-046-A(IW): 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.

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

**Tuesday, June 16, 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: #2009-030-SP:** Special Permit application under Section 9.2 as required by Section 5.3 of the Ridgefield Zoning Regulations to construct an addition with new offices and two-car garage, and to create an 8-car parking lot at **40 Grove Street** in the B-2 zone. Owner/Appl.: 40 Grove Street LLC. Auth. Agent: Douglas MacMillan. *Received 5/5/2009. Public hearing commenced 6/9/2009 and continued to 6/16/2009. 35 days to close public hearing ends 7/14/2009.*
- 2. 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. Walked 6/7/2009. 65-day action period ends 8/20/2009. For action.*
- 3. #2009-038-VDC-REV(SP):** Village District application under Section 8.3 and Revision to Special Permit Application under Sec. 9.2.A.7.e of the Ridgefield Zoning Regulations to permit an awning with signage for business located at **24 Prospect Street (Piccolo Pizza)** in the CBD zone. Owner/Appl.: Pretty LLC, Matt Criscuolo. *65-day action period for revision ends 8/6/2009. 35 days to receive VDC report ends 7/7/2009. Received and referred to Village District Consultants 6/2/2009. For discussion/action.*
- 4. #2009-042-SP:** Special Permit under Section 9.2 as required by Section 3.4.D.3 of the Ridgefield Zoning Regulations to construct a detached two-car garage in the front of a house located at **62 Highview Road** in the RA zone. Owners: James & Ursula Arcuri. Appl./Auth. Agent: Chris Santini. *6/12/2009 application withdrawn. Acknowledge withdrawal.*

NEW ITEMS

- 5.** Request for revision to site plan to pave parking area for ADA accessibility **76 Governor Street, Zemo.** *For discussion/administrative approval requested.*
- 6. #2009-045-REV(SP):** Revision to 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. *65-days to commence public hearing ends 8/20/2009. For receipt, schedule walk (if necessary) and public hearing.*

COMMISSION WALKS

to be scheduled:

- **#2009-045-REV(SP):** Revision **500 Main Street**, Scala

June 28, 2009

- **#2009-040-SP:** Special Permit **115 Danbury Road (BP Station)**, Mario Marcheggiani Family Limited
- **#2009-041-SP:** Special Permit **14 Loren Lane**, Brooks

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: June 2, 2009 (mailed 6/4/2009)

For Distribution: June 9, 2009

PUBLIC HEARINGS

to be scheduled:

- **#2009-045-REV(SP):** Revision **500 Main Street**, Scala

June 23, 2009

- **#2009-036-A:** Proposed **Amendment Section 8.1.C(1)-Non-conforming lots**, Fuller
- **#2009-037-FC-SP(ACC):** Special Permit **75 New Street**, Morena

July 7, 2009

- **#2009-040-SP:** Special Permit **115 Danbury Road (BP Station)**, Mario Marcheggiani Family Limited
- **#2009-041-SP:** Special Permit **14 Loren Lane**, Brooks