

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



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

**Tuesday, June 2, 2009
7:30PM* – Ridgefield Parks and Recreation Facility**

**The Charter Oak Meeting Rooms
195 Danbury Road (Route 35)
Ridgefield, CT 06877**

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/Apl.: Wynmar Properties, LLC. Auth. Agent: John F. McCoy, VII, P.E. *Schedule walk for 6/7/2009.*

NEW ITEMS

BOARD WALKS

to be scheduled:

- **#2009-032-S-SP: 32 Hickory Lane and 164 Florida Road, Wynmar Properties, LLC**

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval:

For distribution:

PUBLIC HEARINGS

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

**Tuesday, June 2, 2009
7:30PM* – Ridgefield Parks and Recreation Facility**

*following Inland Wetlands Board agenda

**The Charter Oak Meeting Rooms
195 Danbury Road (Route 35)
Ridgefield, CT 06877**

PENDING ITEMS

1. Public Workshop Meeting for input on the Plan of Conservation and Development with Planimetrics consultants.

NEW ITEMS

2. **#2009-037-FC-SP(ACC):** Special Permit Application under Sec. 9.2 as required by Sec. 3.2.C.5 of the Ridgefield Zoning Regulations to create an accessway serving an interior lot in conjunction with First Division of property located at **75 New Street**, consisting of 1.037 acres in the R20 and RAA zones. Applicant/Owner: Pauline G. Morena. Auth. Agent: Donnelly, McNamara & Gustafson, P.C. *65 days to commence public hearing ends 8/6/2009. For receipt / schedule walk and public hearing.*
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. For receipt, refer to VDC.*

COMMISSION WALKS

to be scheduled:

- **#2009-037-FC-SP(ACC):** Special Permit **75 New Street**, Morena

June 7, 2009

- **#2009-030-SP:** Special Permit **40 Grove Street**, 40 Grove Street LLC
- **#2009-032-S-SP:** Subdivision and Special Permit **32 Hickory Lane and 164 Florida Road**, Wynmar Properties, LLC
- **#2009-034-SP:** Special Permit **269 Nod Road**, High Ridge Custom Homes, Inc

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval:

For Distribution:

PUBLIC HEARINGS

to be scheduled:

- **#2009-037-FC-SP(ACC):** Special Permit **75 New Street**, Morena

June 9, 2009

- **#2009-030-SP:** Special Permit **40 Grove Street**, 40 Grove Street LLC
- **#2009-034-SP:** Special Permit **269 Nod Road**, High Ridge Custom Homes, Inc.

June 16, 2009

- **#2009-032-S-SP:** Subdivision and Special Permit **32 Hickory Lane and 164 Florida Road**, Wynmar Properties, LLC

June 23, 2009

- **#2009-036-A:** Amendment Section **8.1.C(1)-Non-conforming lots**, Fuller