

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**

EXECUTIVE SESSION

**Tuesday, June 23, 2009
6:30 PM – Town Hall Annex**

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

Executive Session to discuss pending litigation: **Eureka, V, LLC**. Counsel to attend.

**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS AGENDA**

**Tuesday, June 23, 2009
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I:** **#2009-036-A:** Proposed **Amendment** to the Ridgefield Zoning Regulations, **Section 8.1.C(1)-Non-conforming lots**, pursuant to Section 9.2.B. Appl.: Robert A. Fuller, Esq. *Received 5/19/2009. 35 days to close public hearing ends 7/28/2009.*
- Item II:** **#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. *Received 6/2/2009. 35 days to close public hearing ends 7/28/2009.*

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

**Tuesday, June 23, 2009
7:30PM* –Town Hall Annex**
*following public hearings

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

PENDING ITEMS

NEW ITEMS

1. **#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. For receipt, schedule walk.*

BOARD WALKS

to be scheduled:

- **#2009-048-SR:** Summary Ruling **239 Mamasco Road**, Pereyra.
June 28, 2009
- **#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 9, 2009 (in June 16, 2009 packet)
For distribution: June 16, 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.

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

**Tuesday, June 23, 2009
7:30PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. #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/Apl.: 40 Grove Street LLC. Auth. Agent: Douglas MacMillan. *Received 5/5/2009. Public hearing commenced 6/9/2009, continued and closed 6/16/2009. Draft Resolution of Approval requested 6/16/2009. 65- day action period ends 8/20/2009. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2009-036-A:** Proposed **Amendment** to the Ridgefield Zoning Regulations, **Section 8.1.C(1)-Non-conforming lots**, pursuant to Section 9.2.B. Apl.: Robert A. Fuller, Esq. *Received 5/19/2009. 65- day action period ends 8/27/2009. For action.*
- 3. IF PUBLIC HEARING CLOSED: #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. *Received 6/2/2009. Walked 6/7/2009. Public hearing commenced 6/23/2009. 65-day action period ends 8/27/2009. For action.*
- 4. #2009-006-MISC:** Joint meeting with VDC/AAC to discuss VDC By-Laws. (**TENTATIVE**)
- 5. #2009-044-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations for building improvements and fire damage repair on building located at **424R Main Street** (behind and attached to Melillo's) in the CBD zone. Owner/Apl.: Urstadt Biddle Properties, Inc. Auth. Agent: NDA, P.C. *65-day action period ends 8/13/2009. Received 6/9/2009. For discussion/action.*

NEW ITEMS

- 6. #2009-049-SP:** Special Permit under Section 9.2 as required by Section 7.2 of the Ridgefield Zoning Regulations to install signage on commercial property located at **59 Ethan Allen Highway** (Little Pub Restaurant) in the B-1 zone. Owner: Club Ched LLC. Apl./Auth. Agent: Kevin McHugh. *65 days to commence public hearing ends 8/27/2009. For receipt, schedule walk (if necessary) and public hearing.*
- 7. #2009-050-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations for signage on commercial property located at **955 Ethan Allen Highway** (John's Best Pizza formerly Ridgefield Pizza) in the B-2 zone. Owner: Maria Gardel Trustee/Ralph Sandolo. Apl.: Signs Unlimited. Auth. Agent: Gregory F. Datelle. *65-day action period end 8/27/2009. For receipt, schedule walk (if necessary).*

8. **#2009-051-SP:** Special Permit under Section 9.2 as required by Section 7.8 of the Ridgefield zoning Regulations to provide pole lighting for tennis courts in the recreation area on property located at **126 Eleven Levels Road** in the RAA zone. Owner: West Mountain Estates Homeowner Association. Appl.: Scott Baughman. *65 days to commence public hearing ends 8/27/2009. For receipt, schedule walk and public hearing.*
9. **#2009-052-REV(A):** Proposed Amendment to the Ridgefield Zoning Regulations; re: Outdoor Woodburning Furnaces (OWFs). Commission initiated. *Suggest schedule public hearing July 14, 2009.*
10. **#2009-053-REF:** Referral from the **Town of Lewisboro, NY** for Amendment to their Zoning Ordinance re walls or fences along a street line. *35-days to issue comment ends 7/28/2009. For comment. PD suggests will have no effect on Town of Ridgefield.*

COMMISSION WALKS

to be scheduled:

- **#2009-049-SP:** Special Permit **59 Ethan Allen Highway**, Club Ched LLC
- **#2009-050-REV(SP):** Revision **955 Ethan Allen Highway**, Maria Gardel Trustee/Ralph Sandolo
- **#2009-051-SP:** Special Permit **126 Eleven Levels Road**, West Mountain Estates Homeowner Association

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
- **#2009-045-SP:** Special Permit **500 Main Street**, Scala

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2004-166-A-REV:** request for release of remainder of bonds (\$19,540.00) **Arnold's Way Subdivision**, Country Club Development. *PD recommends full release.*
- **#2008-135-SP:** request for release of bond (\$15,600.00), **105 Danbury Road**; PST Properties, LLC. *PD recommends 100% release.*

CORRESPONDENCE

MINUTES

For Approval: June 9, 2009 (in June 16, 2009 packet)

For Distribution: June 16, 2009

PUBLIC HEARINGS

to be scheduled:

- **#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
- **#2009-052-REV(A):** Proposed Amendment re: Outdoor Woodburning Furnaces (OWFs). Commission initiated.

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
- **#2009-045-SP:** Special Permit **500 Main Street**, Scala

July 14, 2009

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