

SPECIAL MEETING

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 30, 2009
7:30PM –Town Hall Annex**

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

PENDING ITEMS

NEW ITEMS

1. **#2009-056-SP-PR:** Plenary Ruling Application under Section 7.6 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield for bridge installation crossing the Silvermine River for residential development on Lot #6 in the Shafer Subdivision, **Spectacle Lane and Wilton Road East**. Applicant/Owner: Pyramid Luxury Homes Joint Venture. Auth. Agent: JFM Engineering, Inc. *65-days to commence public hearing ends 9/3/2009. For receipt / schedule walk / schedule public hearing.*

BOARD WALKS

to be scheduled:

- **#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:

For distribution: (or mailing) June 23, 2009

PUBLIC HEARINGS

to be scheduled:

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

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.

SPECIAL MEETING

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TOWN OF RIDGEFIELD FINAL AGENDA PLANNING AND ZONING COMMISSION

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

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

*following Inland Wetlands Board agenda

PENDING ITEMS

1. **#2009-016-POCD: PLAN OF CONSERVATION AND DEVELOPMENT**, Town of Ridgefield Workshop for town boards and commissions.

NEW ITEMS

2. **#2009-055-SP**: Special Permit application under Section 9.2 as required by Section 3.6.C.1 of the Ridgefield Zoning Regulations to convert an existing deck into an enclosed sunroom on the residence located at **7 Whitewood Hollow Court** in the RAA zone. Owners: Gerald and Sharon Garavel. Auth. Agent: Benjamin v. Doto, III, P.E. *65 days to commence public hearing ends 9/3/2009. For receipt, schedule walk and public hearing.*
3. **#2009-056-SP-PR**: Special Permit Application under Section 9.2 required by Section 6.1.E of the Ridgefield Zoning Regulations for bridge installation over the Silvermine River in a 100-year flood zone, for residential development on Lot #6, Shafer Subdivision, **Spectacle Lane and Wilton Road East**, in the RAA zone. Applicant/Owner: Pyramid Luxury Homes Joint Venture. Auth. Agent: JFM Engineering, Inc. *65-days to commence public hearing ends 9/3/2009. For receipt / schedule walk / schedule public hearing.*
4. **#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. For receipt /schedule walk if necessary / action.*

COMMISSION WALKS

to be scheduled:

- **#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:

For Distribution: June 23, 2009

PUBLIC HEARINGS

to be scheduled:

- **#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

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 Rd**, 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