

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 9, 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 9, 2009
7:30* PM – Town Hall Annex**
*following Executive Session

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

PLANNING AND ZONING COMMISSION

- Item I:** **#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. 35 days to close public hearing ends 7/14/2009.*
- Item II:** **#2009-034-SP:** Special Permit Application under Section 9.2 required by Section 7.5.D(table #6) of the Ridgefield Zoning Regulations for excavation on property located at **269 Nod Road** in the RAA zone. Owner: High Ridge Custom Homes, Inc. Apl.: Patrick McNamara. *Received 5/12/2009. 35 days to close public hearing ends 7/14/2009.*

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

**Tuesday, June 9, 2009
7:30PM* –Town Hall Annex
*following public hearing**

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

PENDING ITEMS

- 1. #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. *Walked 6/7/2009. Acknowledge no activity in wetlands.*

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: May 12, 2009 (in 5/19/2009 packet) and May 19, 2009 (mailed 5/28/2009)
For distribution: June 2, 2009 (mailed 6/4/2009)

PUBLIC HEARINGS

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

Tuesday, June 9, 2009

7:30PM* –Town Hall Annex

*following Inland Wetlands Board agenda

Lower Level Meeting Room

66 Prospect St., Ridgefield, CT

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/App.: 40 Grove Street LLC. Auth. Agent: Douglas MacMillan. *Received 5/5/2009. Walked 6/7/2009. Public hearing commenced 6/9/2009. 65- day action period ends 8/13/2009. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2009-034-SP:** Special Permit Application under Section 9.2 required by Section 7.5.D(table #6) of the Ridgefield Zoning Regulations for excavation on property located at **269 Nod Road** in the RAA zone. Owner: High Ridge Custom Homes, Inc. Appl.: Patrick McNamara. *Received 5/12/2009. Walked 6/7/2009. 65- day action period ends 8/13/2009. For action.*

NEW ITEMS

- 3. #2009-039-REF:** Referral under Section 8-24 of the Connecticut General Statutes for the donation of land located at **76 Governor Street** in the RA zone. Owner: 76 Governor Street LLC. Town of Ridgefield. *35-day action period ends 7/14/2009. For discussion/action.*
- 4. #2009-040-SP:** Special Permit application under Section 9.2 as required by Section 411.0 of the Ridgefield Zoning Regulations for site improvements, including increase in retail area, upgrade exterior and interior building, and install new site signage on property located at **115 Danbury Road (BP Station)** in the B-1 zone. Owner: Mario Marcheggiani Family Limited. Appl.: Drake Petroleum, Co. Inc. Auth. Agent: Consulting and Design, LLC. *65-days to commence public hearing ends 8/13/2009. For receipt, schedule walk and public hearing.*
- 5. #2009-041-SP:** Special Permit under Section 9.2 as required by Sections 3.6.C of the Ridgefield Zoning Regulations to construct an open front porch and two dormers which will exceed maximum lot coverage on the existing residence located at **14 Loren Lane** in the RA zone. Owners/Apps.: Randall & Jean Brooks. Auth. Agent: Tom Leporati. *65-days to commence public hearing ends 8/13/2009. For receipt, schedule walk and public hearing.*
- 6. #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. *65-days to commence public hearing ends 8/13/2009. For receipt, schedule walk and public hearing.*
- 7. #2009-043-REV(SP):** Revision to the Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations to increase the licensed capacity by 8 children in the Almost Home day-care facility located at **35 Copps Hill Road** in the B-3 zone. Owner: 35 Copps Hill LLC. Appl./Auth. Agent: Jennifer Soodek, Almost Home. *65-day action period ends 8/13/2009. For receipt/discussion/action.*

8. **#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. For receipt/suggest individual site walk/discussion on 6/16/2009.*

COMMISSION WALKS

to be scheduled:

- **#2009-040-SP**: Special Permit **115 Danbury Road (BP Station)**, Mario Marcheggiani Family Limited
- **#2009-041-SP**: Special Permit **14 Loren Lane**, Brooks
- **#2009-042-SP**: Special Permit **62 Highview Road**, Arcuri

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: May 12, 2009 (in 5/19/2009 packet) and May 19, 2009 (mailed 5/28/2009)

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

PUBLIC HEARINGS

to be scheduled:

- **#2009-040-SP**: Special Permit **115 Danbury Road (BP Station)**, Mario Marcheggiani Family Limited
- **#2009-041-SP**: Special Permit **14 Loren Lane**, Brooks
- **#2009-042-SP**: Special Permit **62 Highview Road**, Arcuri

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

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**TOWN OF RIDGEFIELD
AQUIFER PROTECTION AGENCY
DRAFT AGENDA**

**Tuesday, June 9, 2009
7:30PM* -Town Hall Annex
* following Planning and Zoning Commission Agenda**

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

PENDING ITEMS

NEW ITEMS

CORRESPONDENCE

MINUTES

For Approval: March 10, 2009 (mailed 6/4/2009)