

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 HEARING AGENDA**

**Tuesday, March 10, 2009
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: **#2009-010-SP:** Special Permit under Section 9.2 as required by Section 3.6.C (Lot Coverage Exceptions) of the Ridgefield Zoning Regulations for alterations and additions to the existing residence located at **154 Rippowam Road** in the RAAA zone. Owner/App.: Paul Camarda. Auth. Agent: Jeffrey D. Mose, AIA. *Received 2/3/2009. 35 days to close public hearing ends 4/14/2009.*

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

**Tuesday, March 10, 2009
7:30PM* –Town Hall Annex**

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

*following public hearing

PENDING ITEMS

- 1. #2006-103-SR:** Discussion c/o Inland Wetlands Agent, re compliance with permit issued for Summary Ruling approval to conduct regulated activities in conjunction with single family lot development at **20 Peaceable Street**. Permit issued 10/24/2006 to Owner/Applicant: AMD Homes, LLC. *Discussed 11/18/2008 and 12/2/2008. 12/16/2008 per applicant's request, continue discussion on 1/6/2009. Request from Attorney Campbell to move item to January 13, 2009 agenda. Tabled 1/13/2009. Tabled 1/20/2009, 2/10/2009, 2/17/2009 and 2/24/2009. For discussion.*
- 2. #2009-014-SR:** Summary Ruling application under Sec. 7.5 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield to replace 60 linear feet of an existing 10" Town sanitary sewer line within a meadow wetland area on property located at **74 & 78 Prospect Ridge** in the RAA zone. Owners: Bruce and Susan Ruehl and Thomas and Jeannine Carr. Auth. Agent: JFM Engineering, Inc. *Received 2/24/2009 and draft resolution of approval requested. 65-day action period ends 4/30/2009. For discussion/action.*

NEW ITEMS

- 3. #2009-015-PR:** Plenary Ruling application under Sec. 7.6 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield to conduct regulated activities in the wetlands and upland review areas, activities to include pond dredging, drainage and site improvements, restoration of disturbed areas, stone patio, retaining wall, stone bridge, wooden dock, boardwalk and wetland overlook connecting properties located at **10 Shadow Lake Road and 690 Ridgebury Road** in the RAA zone. Owner: RCG 1998 Family Trust, Alison Mosca, Trustee. Appl./Auth. Agent: Peter and Summer Gay Paulos. *65 days to commence public hearing ends 5/14/2009. For receipt, schedule walk and public hearing.*

BOARD WALKS

to be scheduled:

- **#2009-015-PR:** Plenary Ruling **10 Shadow Lake Road and 690 Ridgebury Road**, RCG 1998 Family Trust

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 2/17/2009 (in 2/24/2009 packet)

For distribution: 2/24/2009 (mailed 3/5/2009)

PUBLIC HEARINGS

to be scheduled:

- **#2009-015-PR:** Plenary Ruling **10 Shadow Lake Road and 690 Ridgebury Road**, RCG 1998 Family Trust

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

**Tuesday, March 10, 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: #2009-010-SP:** Special Permit under Section 9.2 as required by Section 3.6.C (Lot Coverage Exceptions) of the Ridgefield Zoning Regulations for alterations and additions to the existing residence located at **154 Rippowam Road** in the RAAA zone. Owner/App.: Paul Camarda. Auth. Agent: Jeffrey D. Mose, AIA. *Received 2/3/2009. Walked 2/8/2009. Public hearing commenced 3/10/2009. 65-day action period ends 5/14/2009. For action.*
- 2. #2009-013-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e. of the Ridgefield Zoning Regulations for façade updates, 2 new entry porticos and relocation of the eastern site entrance on property located at **100B Danbury Road** in the B-3 zone. Owner: Taylor Zemo LLC. Auth. Agent: Jeffrey D. Mose, AIA. *65-day action period ends 4/30/2009. Received 2/24/2009 and draft resolution of approval requested. For action.*

NEW ITEMS

- 3. Pursuant to Sec. 8-7d.(c) of the C.G.S., the following application is considered received 3/3/2009.**
#2008-142-REV(SP)-VDC: Revision to Special Permit under Section 9.2.A.7.e and Village District Application under Section 8.3 of the Ridgefield Zoning Regulations for an additional building sign located at **467 Main Street, CVS**, in the CBD zone. Owner: EAL Associates. Appl.: Lorence Signworks. Auth. Agent: CVS Realty Co. *65-day action period ends 5/7/2009. 35 days to receive VDC report ends 4/7/2009. Received 3/3/2009. Refer to VDC, for discussion/action.*
- 4. #2008-011-REV(SP):** request for one-year extension of temporary street sign approval from March 31, 2009 to March 31, 2010 for property located at **Bryon Avenue**. Owner: Country Club Development, LLC, Reed L. Whipple. *For action.*
- 5. Proposed Amendment to the Zoning Regulations-Exterior Lighting Regulations, c/o** Commissioner Michael Autuori. *For discussion.*
- 6. #2008-135-SP: 105 Danbury Road;** PST Properties. Commencement of work without proper permits. *For discussion.*

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 2/17/2009 (in 2/24/2009 packet)

For Distribution: 2/24/2009 (mailed 3/5/2009)

PUBLIC HEARINGS

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the Planning & Zoning Office at (203) 431-2766**



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

**Tuesday, March 10, 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: 12/4/2008 (mailed 3/5/2009)