

**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 HEARINGS AGENDA**

**Tuesday, May 12, 2009  
7:30 PM – Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

- Item I:** #2009-021-SP: Special Permit Application under Section 9.2 for an accessory dwelling unit approximately 1,064 square feet in an outbuilding located at **305 Main Street** in the RA Zone. Owners: Judith A. Biggar-Maguire and John Maguire. Appl.: Judith A. Biggar-Maguire. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 4/7/2009. 35 days to close public hearing ends 6/16/2009.*
- Item II:** #2009-026-SP: Special Permit under Section 9.2 of the Ridgefield Zoning Regulations to permit signage on buildings and property located at **340 Peaceable Street** (Peaceable Farms) in the RAAA zone. Owner/App.: William Sabia. Auth. Agent: Timothy D. Fish. *Received 4/14/2009. 35 days to close public hearing ends 6/16/2009.*
- Item III:** #2009-028-SP: Special Permit under Section 9.2 of the Ridgefield Zoning Regulations to permit a Montessori School on the first floor of an existing building located at **96 Danbury Road** in the B-3 zone. Owner/App.: Skylands, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 4/14/2009. 35 days to close public hearing ends 6/16/2009.*

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

**Tuesday, May 12, 2009  
7:30PM\* –Town Hall Annex  
\*following public hearings**

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

**PENDING ITEMS**

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** April 28, 2009 (in 5/5/2009 packet)

**For distribution:** May 5, 2009 (mailed 5/7/2009)

**PUBLIC HEARINGS**

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



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

**Tuesday, May 12, 2009  
7:30PM\* –Town Hall Annex**

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

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- #2009-018-VDC:** Village District Application under Section 8.3 required by Section 5.1 of the Ridgefield Zoning Regulations for demolition of vacant retail bank branch and office building (formerly Webster Bank). Property located at **25 Prospect Street** in the CBD zone. Owner/Appl.: Ridgefield Library Association, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 3/24/2009 and referred to VDC. Public hearing commenced and closed 5/5/2009. 65- day action period ends 7/9/2009. For action.*
- IF PUBLIC HEARING CLOSED: #2009-021-SP:** Special Permit Application under Section 9.2 for an accessory dwelling unit approximately 1,064 square feet in an outbuilding located at **305 Main Street** in the RA Zone. Owners: Judith A. Biggar-Maguire and John Maguire. Appl.: Judith A. Biggar-Maguire. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 4/7/2009. Walked 5/3/2009. Public hearing commenced 5/12/2009. 65- day action period ends 7/16/2009. For action.*
- #2009-027-A:** Proposed **amendment** to the zoning regulations, **exterior lighting regulations, Section 7.8.B** c/o Michael Autuori.
- IF PUBLIC HEARING CLOSED: #2009-026-SP:** Special Permit under Section 9.2 of the Ridgefield Zoning Regulations to permit signage on buildings and property located at **340 Peaceable Street** (Peaceable Farms) in the RAAA zone. Owner/Appl.: William Sabia. Auth. Agent: Timothy D. Fish. *Received 4/14/2009. Public hearing commenced 5/12/2009. 65-day action period end 7/16/2009. For action.*
- IF PUBLIC HEARING CLOSED: #2009-028-SP:** Special Permit under Section 9.2 of the Ridgefield Zoning Regulations to permit a Montessori School on the first floor of an existing building located at **96 Danbury Road** in the B-3 zone. Owner/Appl.: Skylands, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 4/14/2009. Public hearing commenced 5/12/2009. 65-day action period end 7/16/2009. For action.*
- #2009-006-MISC:** Joint meeting with VDC/AAC to discuss VDC By-Laws.

**NEW 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/Appl.: Wynmar Properties, LLC. Auth. Agent: John F. McCoy, VII, P.E. *65-days to commence public hearing ends 7/16/2009. For receipt, schedule walk and public hearing.*

8. **#2009-033-VDC-REV(SP):** Village District Application under Section 8.3 and Revision to Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations to permit outdoor deck display on property located at **29 Prospect Street**, Ridgefield Supply Company, in the CBD zone. Owner: Louis Price. Appl./Auth. Agent: Bennett Fletcher. *65-day action period for revision ends 7/16/2009. 35-days to receive VDC report ends 6/16/2009. For receipt, discussion/action.*
9. **#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. *65 days to commence public hearing ends 7/16/2009. For receipt, schedule walk and public hearing.*
10. **#2009-035-REV(SP):** Revision to Special Permit Application under Section 9.2.A.7.e to convert approx. 4,000 s.f. of space from a day care to 6 residential apartments including one restricted affordable unit under Section 8-30g of the Connecticut General Statutes located at **100 Danbury Road, Unit C** in the B-3 zone. Owner/App.: Ridgefield Apartments, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-day action period ends 7/16/2009. For receipt/schedule discussion.*

### COMMISSION WALKS

#### to be scheduled:

- **#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

**June 7, 2009**

- **#2009-030-SP:** Special Permit **40 Grove Street**, 40 Grove Street LLC

### REQUESTS FOR BOND RELEASES/REDUCTION

- **#2007-130-SP-VDC-SR:** request for \$95,000.00 bond release. Property located at **27R Catoonah Street**, (Georgetown Autobody). *PD recommends 100% release.*

### CORRESPONDENCE

#### MINUTES

**For Approval:** April 28, 2009 (in 5/5/2009 packet)

**For Distribution:** May 5, 2009 (mailed 5/7/2009)

### PUBLIC HEARINGS

#### to be scheduled:

- **#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

**June 9, 2009**

- **#2009-030-SP:** Special Permit **40 Grove Street**, 40 Grove Street LLC