

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, May 19, 2009
7:30PM –Town Hall Annex**

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

PENDING ITEMS

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: May 5, 2009 (mailed 5/7/2009)

For distribution: May 12, 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 19, 2009
7:30PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- #2009-027-A:** Proposed **amendment** to the zoning regulations, **exterior lighting regulations, Section 7.8.B** c/o Michael Autuori.
- #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. Received 5/12/2009. For discussion/action.*
- #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. Received 5/12/2009. For discussion/action.*
- #2008-032-RCS:** Ridgefield Center Study. *Edits, For discussion.*

NEW ITEMS

- Proposed Amendment to the Ridgefield Zoning Regulations, Section 3.5.F. and 3.5.G.c/o Jeffrey D. Mose AIA. *For discussion.*
- #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. *65-days to commence public hearing ends 7/23/2009. For receipt, schedule public hearing.*

COMMISSION WALKS

June 7, 2009

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

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2006-031-SP:** Request to reduce bond from \$840,000.00 to \$10,000.00. Property located at **66 Grove Street**, (Treetops of Ridgefield Townhouses) Madaket Beach Developers LLC. *PD and IWA recommend reduction.*

CORRESPONDENCE

MINUTES

For Approval: May 5, 2009 (mailed 5/7/2009)

For Distribution: May 12, 2009

PUBLIC HEARINGS

to be scheduled:

- **#2009-036-A:** Proposed **Amendment Section 8.1.C(1)-Non-conforming lots**, Fuller

June 9, 2009

- **#2009-030-SP:** Special Permit **40 Grove Street**, 40 Grove Street LLC
- **#2009-034-SP:** Special Permit **269 Nod Road**, High Ridge Custom Homes, Inc.

June 16, 2009

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