

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



**TOWN OF RIDGEFIELD  
INLAND WETLANDS BOARD  
PUBLIC HEARING AGENDA**

**Tuesday, May 20, 2008  
7:30 PM – Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I:**            **CONTINUED: #2008-004-PR: (xr-95129-SR)** Plenary Ruling application for filling and grading of 690± of wetlands and disturbance within upland review areas in conjunction with construction of single family residence. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Apps.: Wayne E. Wood and Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, PE. *Received 1/15/2008. 35 days to close public hearing ends March 25, 2008. Granted a 30-day extension through 4/24/2008 to complete public hearing received 3/10/2008. 4/15/2008 applicant request further extension to May 6, 2008. Further extended to May 20, 2008.*

**Withdrawal received 5/20/2008 - acknowledge withdrawal and request to waive re-submission fees**

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

**Tuesday, May 20, 2008  
7:30PM\* –Town Hall Annex**

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

**\*following public hearing**

**PENDING ITEMS**

- 1. IF PUBLIC HEARING CLOSED: #2008-004-PR: (xr-95129-SR)** Plenary Ruling application for filling and grading of 690± of wetlands and disturbance within upland review areas in conjunction with construction of single family residence. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Appls.: Wayne E. Wood and Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, PE. *Received 1/15/2008. Walked 2/10/2008. Public hearing commenced 2/19/2008. 35 days to close public hearing ends March 25, 2008. On 3/10/2008 granted a 30-day extension through 4/24/2008 to complete public hearing. 4/1/2008 public hearing continued to 4/15/ 2008. 4/15/2008 granted extension received, public hearing continued to 5/6/ 2008. PH continued to 5/20/2008. Second walk 5/18/ 2008. 35-day action period ends June 24, 2008. For action.*
- 2. #2008-043-PD:** Summary Ruling application under Section 7 pursuant to Section 4.3 of the IWWR for pond dredging on property located at **140 Wilton Road West** in the RAA zone. Owners: Joann and Louis Price. Auth. Agent: Nazzaro, Inc. *65-day action period ends 6/19/2008. Received 4/15/2008. Walked 4/27/2008. 5/6/2008 determination made, application remains summary ruling. 5/13/2008 tabled. For discussion/action.*
- 3. #2008-055-SR:** Summary Ruling application under Section 7 pursuant to Section 4.3 of the IWWR for filling, grading and excavating wetlands on property located at **463 North Street** in the RAA zone. Owner/Appl.: Mario Prisco. *65-day action period ends 7/10/2008. Received 5/6/2008. Walked 5/18/2008. For discussion/action.*

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** 5/6/2008 (in 5/13/2008 packet)

**For distribution:** 5/13/2008

**PUBLIC HEARINGS**

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

**Tuesday, May 20, 2008  
7:30PM\* –Town Hall Annex  
\*following Inland Wetlands Board agenda**

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

**PENDING ITEMS**

- 1. #2008-057-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e of the Ridgefield Zoning Regulations for façade improvements on Ancona's Market and Wines building located at **720 Branchville Road** in the B-1 Zone. Owner: Joseph P. Ancona and John C. Ancona. Appl./Auth. Agent: Doyle Coffin Architecture, LLC. *65-day action period ends 7/17/2008. Received and tabled 5/13/2008. For discussion/action.*
- 2. #2008-058-VDC:** Village District Application under Section 8.3 for a building sign and free-standing sign on property located at **23 Catoonah Street** in the CBD zone. Owner: Tish Vredenburg. Appl./Auth. Agent: Doyle Coffin Architecture. *35-days to receive VDC report ends 6/17/2008. Report received and distributed 5/14/2008. For discussion/action.*
- 3. #2008-059-REV(SP):** Application for Revision to the Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations to make additions and alterations to the existing building located at **650 Danbury Road** in the B-2 zone. Owner: Matthew C. Schimenti. Appl./Auth. Agent: Doyle Coffin Architecture. *65-day action period ends 7/17/2008. Received and tabled 5/13/2008. For discussion/action.*
- 4. #2008-060-A:** Proposed Amendment to the Zoning Regulations-Prohibition of Outdoor Wood Burning Furnaces. Commission initiated. *Distributed and request to re-write amendment 5/13/2008. For discussion/ re-schedule public hearing date to allow for mandatory referrals.*

**NEW ITEMS**

- 5. c/o P.D.: #2008-062-A:** Proposed Amendment to the Zoning Regulations, Section 7.9-Driveways, to require a Special Permit for driveways in excess of 14% grade. Commission initiated. Schedule public hearing.
- 6. c/o P.D.: #2007-123-SP: 14 Danbury Road (Webster Bank),** Discussion: removal of trees over sewer line.

**COMMISSION WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For Approval:** 5/6/2008 (in 5/13/2008 packet) and 5/8/2008 (attached)  
**For Distribution:** 5/13/2008

## **PUBLIC HEARINGS**

### **to be scheduled:**

- **#2008-060-A:** Amendment-Prohibition of Outdoor Wood Burning Furnaces, Commission initiated.
- **#2008-062-A:** Amendment- Section 7.9-Driveways, Commission initiated.

### **June 3, 2008**

- **#2008-056-SP:** Special Permit **122 Nod Hill Road**, Ribeiro

### **June 10, 2008**

- **#2008-051-SP:** Special Permit **225 South Salem Road**, Russell