

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, May 5, 2009
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: **#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. 35 days to close public hearing ends 6/9/2009.*

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

**Tuesday, May 5, 2009
7:30PM* –Town Hall Annex
*following public hearing**

**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 21, 2009 (in 4/28/2009 packet)
For distribution: April 28, 2009

PUBLIC HEARINGS

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

**Tuesday, May 5, 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: #2009-018-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 5/5/2009. 65- day action period ends 7/9/2009. For action.

NEW ITEMS

- 2.** Proposed change to fee schedule – reduce fee for Special Permit for signs to \$100.00. For discussion/action.
- 3.** Discussion of proposed use for **901 Ethan Allen Highway (file #2005-105-SR-SP).**
- 4. #2009-030-SP:** Special Permit application under Section 9.2 as required by Section 5.3 of the Ridgefield Zoning Regulations to construct a side addition with new offices, a two car garage and to provide a new 8 car exterior parking layout at **40 Grove Street** in the B-2 zone. Owner/Appl.: 40 Grove Street LLC. Auth. Agent: Douglas MacMillan. 65-days to commence public hearing ends July 9, 2009. For receipt, schedule walk and public hearing.
- 5. #2009-031-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e as required by Section 3.6.C.1.b of the Ridgefield Zoning Regulations to add interior stairs to room over the garage and an addition of a box bay area off the dining room for proposed new single family residence located on **Lot #2 Arnold's Way** in the SD-R20 zone. Owner: Elizabeth Yanity. Appl.: Richard Ramey. Auth. Agent: Douglas MacMillan. 65-day action period ends July 9, 2009. For receipt/discussion/action.

COMMISSION WALKS

to be scheduled:

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

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: April 21, 2009 (in 4/28/2009 packet)
For Distribution: April 28, 2009

PUBLIC HEARINGS

to be scheduled:

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

May 12, 2009

- **#2009-021-SP:** Special Permit **305 Main Street**, Biggar-Maguire
- **#2009-026-SP:** Special Permit **340 Peaceable Street** (Peaceable Farms), Sabia
- **#2009-028-SP:** Special Permit **96 Danbury Road**, Skylands, LLC