

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



**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS AGENDA**

**Wednesday, November 12, 2008
7:30 PM – Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: **#2008-119-PR:** Plenary Ruling application pursuant to Section 7.6 of the IWWR to conduct regulated activities within wetlands and upland review areas in conjunction with construction of a two (2) bedroom single family residence on .936 acres of property located on **Wilton Road East** (Assessor's map #F18-0039) in the RA zone. Owner/Appl.: Earl A. Burchard. Auth. Agent: Gregory and Adams, P.C. *Received 10/7/2008. 35 days to close public hearing ends 12/17/2008.*

PLANNING AND ZONING COMMISSION

Item II: **CONTINUED: #2008-105-SP-S:** (1)Two-lot Subdivision Application under Section 6-1 of the Subdivision regulations for the Town of Ridgefield and (2) Special Permit Application under Section 9.2 required by Section 3.2.C.5 of the Zoning Regulations for accessway to serve 3 lots and (3) Special Permit Application under Section 9.2 required by Section 3.3.D.1 of the zoning regulations to convert an existing two bedroom single family residence into a detached apartment (*withdrawn 10/27/2008*) and (4) request received 10/27/2008 for waiver of Sec. 4.25 of the subdivision regulations for payment in lieu of open space on property located at **439 Danbury Road** in the RAA zone. Owner/Appl.: Nancy Riedy. Auth. Agent: Steven Trinkaus, PE. *Received 9/2/2008. Walked 9/7/2008. Public hearing commenced 10/14/2008. 35 days to close public hearing ends 11/18/2008.*

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

Wednesday, November 12, 2008

7:30PM* –Town Hall Annex

*following public hearings

Lower Level Meeting Room

66 Prospect St., Ridgefield, CT

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #2008-119-PR:** Plenary Ruling application pursuant to Section 7.6 of the IWWR to conduct regulated activities within wetlands and upland review areas in conjunction with construction of a two (2) bedroom single family residence on .936 acres of property located on **Wilton Road East** (Assessor's map #F18-0039) in the RA zone. Owner/App.: Earl A. Burchard. Auth. Agent: Gregory and Adams, P.C. *Received 10/7/2008. Walked 10/19/2008. Public hearing commenced 11/12/2008. 35-day action period ends 12/17/2008. For action.*

NEW ITEMS

- 2. #2008-128-PD:** Application for Pond Dredging, maintenance and restoration, to remove accumulated sediments in existing pond located at **133 Spring Valley Road** in the RAAA zone. Owner: John G. Edelman, Applicant: Nazzaro Inc. *65-day action period ends 1/16/2009. For receipt/schedule walk.*

BOARD WALKS

to be scheduled:

- **#2008-128-PD: 133 Spring Valley Road, Edelman**

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval:

For Distribution: 11/5/08

PUBLIC HEARINGS

December 9, 2008

- **CONTINUED: #2008-098-SP-PR:** Plenary Ruling **Lots 72-75 Third Lane**, Wood/Estate of Charles F. Dean, Jr.

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FINAL AGENDA
PLANNING AND ZONING COMMISSION**

**Wednesday, November 12, 2008
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: #2008-105-SP-S:** (1)Two-lot Subdivision Application under Section 6-1 of the Subdivision regulations for the Town of Ridgefield; (2) Special Permit Application under Section 9.2 required by Section 3.2.C.5 of the Zoning Regulations for accessway to serve 3 lots; (3) Special Permit Application under Section 9.2 required by Section 3.3.D.1 of the zoning regulations to convert an existing two bedroom single family residence into a detached apartment (*withdrawn 10/27/2008*) and (4) request received 10/27/2008 for waiver of Sec. 4.25 of the subdivision regulations for payment in lieu of open space on property located at **439 Danbury Road** in the RAA zone. Owner/Appl.: Nancy Riedy. Auth. Agent: Steven Trinkaus, PE. *Received 9/2/2008. Walked 9/7/2008. Public hearing commenced 10/14/2008 and continued to 11/12/2008. 65-day action period ends 1/16/2009. Acknowledge withdrawal of Special Permit application for detached apartment. For action.*
- 2. #2008-124-VDC:** Village District application under Section 8.3 signage and lighting and exterior renovations on building located at **27R Catoonah Street (Georgetown Auto Body, Inc.)** in the CBD zone. Owner: Ashley Holdings, LLC. Appl.: Georgetown Auto Body, Inc. Auth. Agent: Patrick R. Venus. *35 days to receive VDC report ends 12/10/2008. Received and referred to VDC 10/28/2008. For review of VDC report/action.*

NEW ITEMS

- 3. #2008-129-PRE:** Pre-submission Concept under Section 9.2.E of the zoning regulations to correct and provide relief from zoning district boundaries on property located in a split-zone. Prospective Appl.: Robert R. Jewell, Esq., Donnelly, McNamara and Gustafson, P.C. *For receipt/schedule date for discussion.*
- 4. #2008-130-A:** Proposed amendment to **Section 8.1.C (1)**-Nonconforming lots under Section 9.2.B of the zoning regulations, re change in definition of legally non-conforming lots. Appl.: Robert A. Fuller, Esq. *65-days to commence public hearing ends. For receipt and schedule public hearing.*

COMMISSION WALKS

December 14, 2008

- **#2008-125-SP:** Special Permit (home occupation), **135 Keeler Drive, Mott.**

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 10/28/08 (in 11/5/08 packet)
For Distribution: 11/5/08

PUBLIC HEARINGS

To be scheduled:

- **#2008-130-A:** amendment to **Section 8.1.C(1)**, Fuller

November 18, 2008

- **#2008-112-SP:** Special Permit, **233 Great Hill Road**, Dighton

December 2, 2008

- **#2006-072-A:** Proposed Amendment to Subdivision Regulations, Section 4-25(b), **Payments in Lieu of Open Space**, Commission initiated.
- **#2008-126-SP:** Special Permit for banner sign, **451 Main Street** (CVS Plaza), Chamber of Commerce.
- **#2008-127-SP:** Special Permit for banner sign, **621 Main Street**, Chamber of Commerce.

December 9, 2008

- **CONTINUED: #2008-098-SP-PR:** Plenary Ruling **Lots 72-75 Third Lane**, Wood/Estate of Charles F. Dean, Jr.

January 6, 2009

- **#2008-125-SP:** Special Permit (major home occupation), **135 Keeler Drive**, Mott.