

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, November 18, 2008
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: **#2008-112-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to conduct a major home based business on property located at **233 Great Hill Road** in the RA zone. Owners/Appls.: Christopher M. and Susan A. Dighton. *Received 9/16/2008. 35 days to close public hearing ends 12/23/2008.*

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

**Tuesday, November 18, 2008
7:30PM* –Town Hall Annex**

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

*following public hearing

PENDING ITEMS

- #2006-103-SR:** Discussion c/o Inland Wetlands Agent, re compliance with permit issued for Summary Ruling approval to conduct regulated activities in conjunction with single family lot development at **20 Peaceable Street**. Permit issued 10/24/2006 to Owner/Applicant: AMD Homes, LLC.
- #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. Public hearing commenced 11/12/2008. Walk scheduled for 11/16/2008. 35 days to close public hearing ends 12/17/2008. Following second site walk on 11/16/08: (1) Acknowledge Notice of Intervention under 22a-19 of the CGS, (2) Advise applicant if new driveway plan is requested, and (3) Advise applicant if additional information is needed under 7.6(i) of the IWWR.*
- #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. *Received 11/12/2008. Walked 11/16/2008. 65-day action period ends 1/16/2009. For discussion.*

NEW ITEMS

- #2002-72-SR/PD:** Letter from Thomas and Jacqueline Beck re wetlands permit for pond dredging. Property located at **2 West Mountain Road**. *For distribution/discussion.*

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 11/5/2008 (in 11/12/2008 packet)
For distribution: 11/12/2008

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

**Tuesday, November 18, 2008
7:30PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. #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 and (3) 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. Withdrawal of Special Permit application for detached apartment acknowledged 11/12/2008. Public hearing closed and item tabled 11/12/2008. 65-day action period ends 1/16/2009. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2008-112-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to conduct a major home based business on property located at **233 Great Hill Road** in the RA zone. Owners/Appls.: Christopher M. and Susan A. Dighton. *Received 9/16/2008. Walked 10/19/2008. Public hearing commenced 11/18/2008. 65-day action period ends 1/22/2009. For action.*

NEW ITEMS

- 3. #2008-131-REV(SP):** Revision to Special Permit under 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. Owners: Joseph P. Ancona and John C. Ancona. Appl./Auth. Agent: DCA Architects/Planners, LLC. *65-day action period ends 1/22/2009. For receipt/action.*
- 4. #2008-132-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations to periodically host small "green" events throughout the year at the **green Rocks inn** (Bed and Breakfast) located at **415 Danbury Road** in the RAA zone. Owner/Appl.: Barbara J. Simkins. Auth. Agent: Kim Wanamaker. *65-day action period ends 1/22/2009. For receipt/discussion/action.*

COMMISSION WALKS

December 14, 2008

- **#2008-125-SP:** Special Permit **135 Keeler Drive**, Mott

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2004-085-REZ-A-SPA-SR: 619 Danbury Road, Terraces at Ridgefield** - request for reduction of Site Work bond from \$168,300.00 to \$10,000.00. Owner: Terrar LLC. *PD recommends reduction as requested.*

CORRESPONDENCE

MINUTES

For Approval: 11/5/2008 (in 11/12/2008 packet)

For Distribution: 11/12/2008

PUBLIC HEARINGS

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