

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 HEARINGS AGENDA**

**Wednesday, November 4, 2009
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I:** #2009-071-A: Proposed Amendment to the Ridgefield Zoning Regulations, **Section 3.5.F and 3.5.G.**, Maximum Lot Coverage and Floor Area in the Residential Zones and **Section 3.6.C**-Lot Coverage Exceptions. Commission initiated.
- Item II:** #2009-083-A: Proposed Amendment to the Ridgefield Zoning Regulations, **Section 3.2.C.2** Special Permit Uses on Town-owned or Town-Leased Land. Commission initiated.
- Item III:** #2009-086-SP: Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to operate a major home occupation from the residence located at **155 Tanton Hill Road** in the RAA zone. Owner/Appl.: Felicia Jamieson. *Received 9/29/2009. 35 days to close public hearing ends 12/9/2009.*
- Item IV:** #2009-091-SP: Special Permit application under Section 9.2 required by Section 3.6.C.(Lot Coverage Exceptions) of the Ridgefield Zoning Regulations for a detached pole barn on property located at **35 South Olmstead Lane** in the RAA and RA zones. Owners/Apps.: Charles and Karen Belardinelli. *Received 10/13/2009. 35 days to close public hearing ends 12/9/2009.*

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

**Wednesday, November 4, 2009
7:30PM* –Town Hall Annex**

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

*following public hearings

PENDING ITEMS

- 1. #2009-047-PR:** Plenary Ruling application as required by Section 7.6 of the Inland Wetlands & Watercourses Regulations for the Town of Ridgefield for regulated activities within the wetlands and upland review areas for piping and reconstruction of watercourses in conjunction with the development of a single family residence on property located on **Second and Third Lanes** in the RA zone. Owner: Wayne E. Wood and The Estate of Charles F. Dean, Jr. Auth. Agent: John F. McCoy, VII, P.E. *Received 6/16/2009. Walked 6/28/2009 and 9/27/2009. Public hearing commenced 7/21/2009. Extension granted thru 10/13/2009. Continued public hearing 9/1/2009, 9/8/2009, 9/22/2009, 10/13/2009 and 10/20/2009. Extension granted thru 10/20/2009 (56 of 65 days of extension used thru 10/20/2009). Public hearing closed 10/20/2009. 35-day action period ends 11/24/2009. For action.*
- 2. #2009-084-SR:** Summary Ruling application under Section 7.5 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield for drainage and discharge into wetlands on property located at **161 Spectacle Lane** in the RAA zone. Owner/App.: Tom Sturges. *Walked 9/27/2009. 10/6/2009 Agent authorized to retain soils scientist (fees paid by applicant) to re-flag wetlands boundary. Walked 10/18/2009. 65-day action period ends 11/26/2009. For discussion/action.*

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: October 20, 2009 (in 10/27/2009 packet)
For distribution: October 27, 2009 (in 11/4/2009 packet)

PUBLIC HEARINGS

November 10, 2009

- **CONTINUED: #2009-062-PR:** Plenary Ruling **Water's Edge Way**. Hearing and Hearing, Inc.

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

**Wednesday, November 4, 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: #2009-071-A:** Proposed Amendment to the Ridgefield Zoning Regulations, **Section 3.5.F and 3.5.G.**, Maximum Lot Coverage and Floor Area in the Residential Zones and **Section 3.6.C**-Lot Coverage Exceptions. Commission initiated.
- 2. IF PUBLIC HEARING CLOSED: #2009-083-A:** Proposed Amendment to the Ridgefield Zoning Regulations, **Section 3.2.C.2** Special Permit Uses on Town-owned or Town-Leased Land. Commission initiated.
- 3. IF PUBLIC HEARING CLOSED: #2009-086-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to operate a major home occupation from the residence located at **155 Tanton Hill Road** in the RAA zone. Owner/Appl.: Felicia Jamieson. *Received 9/29/2009. Walked 10/18/2009. Public hearing commenced 11/4/2009. 65-day action period ends 1/8/2010. For action.*
- 4. IF PUBLIC HEARING CLOSED: #2009-091-SP:** Special Permit application under Section 9.2 required by Section 3.6.C.(Lot Coverage Exceptions) of the Ridgefield Zoning Regulations for a detached pole barn on property located at **35 South Olmstead Lane** in the RAA and RA zones. Owners/Appls.: Charles and Karen Belardinelli. *Received 10/13/2009. Walked 10/18/2009. Public hearing commenced 11/4/2009. 65-day action period ends 1/8/2010. For action.*

NEW ITEMS

- 5. #2009-097-VDC:** Village District application under Section 8.3 as required by Section 5.1 of the zoning regulations, to permit the installation of windows and building signage for a "The Perennial Chef" coffee shop at **449 Main Street** (former Cortina Shop) in the CBD zone. Owner: Addressi Center II, LLC, Applicant/Auth.Agent: Michael Tierney, Paul Krause Architects. *35 days to received VDC report ends 12/9/2009. For receipt/schedule walk if needed.*
- 6. #2009-099-SP:** Special Permit under Section 9.2 required by Section 3.4.D.3 to permit a horse barn in the front yard on property located at **259 Spring Valley Road** in the RAAA zone. Owner/Appl.: Nora Suppers. *65 days to commence public hearing ends 1/8/2010. For receipt, schedule walk and public hearing.*

7. **#2009-100-MISC:** six wood boxes for campsites at Sturges Park, **217 Rippowam Road,** Eagle Scout project. Discussion c/o P.D.

COMMISSION WALKS

to be scheduled:

- **#2009-097-VDC:** Village District application, **The Perennial Chef, 449 Main Street,** Michael Tierney, Architect (**if necessary**)
- **#2009-099-SP:** Special Permit **259 Spring Valley Road,** Suppers
November 8, 2009
- **#2009-096-SP:** Special Permit **48 Peaceable Hill Road,** Harford

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: October 20, 2009 (in 10/27/2009 packet)

For Distribution: October 27, 2009 (in 11/4/2009 packet)

PUBLIC HEARINGS

to be scheduled:

- **#2009-099-SP:** Special Permit **259 Spring Valley Road,** Suppers
November 10, 2009
- **CONTINUED: #2009-070-A:** Amendment **Sections 5.3.C, 5.4.C and 5.5.D,** Commission Initiated
- **CONTINUED: #2009-076-A:** Amendment to **Sections 3.2.C.6 and 2.2,** Donnelly, McNamara and Gustafson, P.C.
November 17, 2009
- **#2009-096-SP:** Special Permit **48 Peaceable Hill Road,** Harford