

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 5, 2008
7:30 PM – Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: #2008-098-SP-PR: 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 and piped diversion of a boulder watercourse. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Appls.: Wayne E. Wood and the Estate of Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, P.E. *Received 9/2/2008. 65 days to commence public hearing ends 11/6/2008. 35 days to close public hearing ends 12/10/2008.*

PLANNING AND ZONING COMMISSION

Item II: #2008-098-SP-PR: Special Permit Application under Section 9.2 as required by Section 7.9 – to permit a driveway in excess of 14% grade. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Appls.: Wayne E. Wood and the Estate of Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, P.E. *Received 9/2/2008. 65 days to commence public hearing ends 11/6/2008. 35 days to close public hearing ends 12/10/2008.*

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



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

Wednesday, November 5, 2008

7:30PM* –Town Hall Annex

*following public hearings

Lower Level Meeting Room

66 Prospect St., Ridgefield, CT

PENDING ITEMS

- 1. #2008-093-REZ-SP-S-SR:** Plenary Ruling application to conduct regulated activities in the upland review area, including construction of a detention basin and drainage structures in conjunction with a 6-lot subdivision, on property located at **213 High Ridge Avenue**. Owner: Kenneth Polverari. Appl.: Sturges Brothers, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 7/15/2008. Walked 7/13/2008. Public hearing commenced 9/2/2008 and continued to 9/16/2008. 9/9/2008 public hearing continued to 9/23/2008. Extension granted to continue public hearing on 10/14/2008, additional extension granted to 10/21/2008. [14 of 65 days permitted extension used.] 35- day action period ends 11/25/2008. 10/21/2008 public hearing closed and request for draft Resolution of Approval requested. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2008-098-SP-PR:** 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 and piped diversion of a boulder watercourse. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Apps.: Wayne E. Wood and the Estate of Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, P.E. *Received 9/2/2008. Public hearing re-scheduled 10/7/2008. Walked 9/7/2008. Public hearing commenced 11/5/2008. 35-day action period ends 12/10/2008. For action.*
- 3. #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.

NEW ITEMS

- 4. IWB 2009 meeting schedule.** *For review/approval.*

BOARD WALKS

November 2, 2008

- **Mamasco Lake, Mamasco Lake Improvement Fund (MLIF)**

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 10/14/2008 (in 10/21/2008 packet) and 10/21/2008 (in 10/28/2008 packet)

For distribution:

PUBLIC HEARINGS

November 12, 2008

- **#2008-119-PR:** Plenary Ruling, **Wilton Road East, Burchard**

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



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

Wednesday, November 5, 2008

7:30PM* –Town Hall Annex

*following Inland Wetlands Board agenda

Lower Level Meeting Room

66 Prospect St., Ridgefield, CT

PENDING ITEMS

- 1. #2008-093-REZ-SP-S-SR:** (1) application for a 6-lot subdivision of land consisting of 2.346 acres; (2) application for Special Permit for construction of an accessway to serve 3 lots within a 6-lot subdivision and (3) request for waiver of Sec. 4-25(b), to allow payment in lieu of open space donation on property located at **213 High Ridge Avenue**. Owner: Kenneth Polverari. Appl.: Sturges Brothers, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 7/15/2008. Walked 7/13/2008. Public hearing commenced 9/2/2008 and continued to 9/16/2008. 9/9/2008 public hearing continued to 9/23/2008. Extension granted to continue public hearing on 10/14/2008, additional extension granted to 10/21/2008. [14 of 65 days permitted extension used] Public hearing closed 10/21/2008 and draft Resolution of Approval requested. 65-day action period ends 12/25/2008. For action.*
- 2. IF PUBLIC HEARING CLOSED #2008-098-SP-PR:** Special Permit Application under Section 9.2 as required by Section 7.9 – to permit a driveway in excess of 14% grade. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Apps.: Wayne E. Wood and the Estate of Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, P.E. *Received 9/2/2008. Walked 9/7/2008. Public hearing to be re-scheduled 10/7/2008. Public hearing commenced 11/5/2008. 65-day action period ends 1/9/2009. For action.*
- 3. #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

- 4. Re-Appoint** AAC serving as VDC c/o Patrick Walsh, Esq., Joseph Fossi and John Katz
- 5. PZC/APA 2009 meeting schedule. For review/approval.**
- 6. #2008-125-SP:** Special Permit Application under Section 9.2 as required by Section 3.3.D.2 of the Ridgefield Zoning Regulations for a major home occupation to operate an online bookselling business on property located at **135 Keeler Drive** in the RAAA zone. Owner: Gilbert Mott and Marilyn Carroll. Appl.: Gilbert Mott. *65 days to commence public hearing ends 1/9/2009. Applicant requests 1/6/2009 public hearing date and schedule walk on 12/14/2008. For receipt, schedule walk and public hearing.*
- 7. #2008-126-SP:** Special Permit Application under Section 9.2 as required by Sec. 7.2 of the Ridgefield Zoning Regulations for a temporary banner sign to be located on **Main Street** on the grassy knoll in front of CVS in the CBD zone. Owners: Lisa Quattrocchi and Amy Aronson. Appl./Auth. Agent: Marion Roth, Ridgefield Chamber of Commerce. *65-days to commence public hearing ends 1/9/2009. For receipt, schedule walk and public hearing.*

8. **#2008-127-SP:** Special Permit Application under Section 9.2 as required by Sec. 7.2 of the Ridgefield Zoning Regulations for a temporary banner sign to be located at **621 Main Street** (Citibank) in the R-20 zone. Owner: Moon Chun. Appl./Auth. Agent: Marion Roth, Ridgefield Chamber of Commerce. *65-days to commence public hearing ends 1/9/2009. For receipt, schedule walk and public hearing.*

9. **EXECUTIVE SESSION re personnel/AAC membership**

COMMISSION WALKS

to be scheduled:

December 14, 2008 (per applicant's request)

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

to be scheduled:

- **#2008-126-SP:** Special Permit **Main Street**, Quattrocchi/ Aronson
- **#2008-127-SP:** Special Permit **621 Main Street** Chun

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 10/14/2008 (in 10/21/2008 packet) and 10/21/2008 (in 10/28/2008 packet)

For Distribution: 10/28/2008

PUBLIC HEARINGS

to be scheduled:

January 6, 2009 (per applicant's request)

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

to be scheduled:

- **#2008-126-SP:** Special Permit **Main Street**, Quattrocchi/ Aronson
- **#2008-127-SP:** Special Permit **621 Main Street** Chun

November 12, 2008, Wednesday

- **CONTINUED: #2008-105-SP-S:** Special Permits, Subdivision, **439 Danbury Road**, Riedy

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.