

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**

**Tuesday, October 20, 2009
7:30 PM – Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: **CONTINUED: #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. 35 days to close public hearing ends 8/25/2009. Extension granted thru 10/13/2009. Continued public hearing 9/1/2009, 9/8/2009, 9/22/2009 and 10/13/2009. Extension granted thru 10/20/2009 (56 of 65 days of extension used thru 10/20/2009).*

Item II: **CONTINUED: #2009-062-PR:** Plenary Ruling Application required by Section 7.6 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield for regulated activities within the upland review area in conjunction with site development for a single family residence and septic system on property located at **Water's Edge Way** in the RA zone. Owner/Apl.: Hearing and Hearing, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received July 21, 2009. Public hearing commenced 9/15/2009. 35 days to close public hearing ends 10/20/2009.*

PLANNING AND ZONING COMMISSION

Item III: **CONTINUED: #2009-051-SP:** Special Permit under Section 9.2 as required by Section 7.8 of the Ridgefield zoning Regulations to provide pole lighting for tennis courts in the recreation area on property located at **126 Eleven Levels Road** in the RAA zone. Owner: West Mountain Estates Homeowner Association. Appl.: Scott Baughman. *Received 6/23/2009. Public hearing commenced 7/21/2009. 35 days to close public hearing ends 8/25/2009. Continued public hearing 9/8/2009 and extension granted to continue public hearing 9/22/2009. 9/22/2009 request acknowledged for continuation to 10/20/2009. (56 of 65 days extension used thru 10/20/2009). Acknowledge withdrawal.*

Item IV: **#2009-070-A:** Proposed amendment to the Zoning Regulations, **Sections 5.3.C, 5.4.C and 5.5.D**, Permitting limited, ancillary sale of goods in non-retail zones. *Commission Initiated.*

Item V: **#2009-076-A:** Proposed Amendment to Sections **3.2.C.6 and 2.2** of the Ridgefield Zoning Regulations for the expansion of the adaptive reuse regulations and new definition of "streetscape". Appl.: Donnelly, McNamara and Gustafson, P.C. *Received 9/15/2009. 35 days to close public hearing ends 11/24/2009.*

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

**Tuesday, October 20, 2009
7:30PM* –Town Hall Annex**
*following public hearings

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

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #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). 35-day action period ends 11/24/2009. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2009-062-PR:** Plenary Ruling Application required by Section 7.6 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield for regulated activities within the upland review area in conjunction with site development for a single family residence and septic system on property located at **Water's Edge Way** in the RA zone. Owner/Appl.: Hearing and Hearing, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 7/21/2009. Walked 9/13/2009. Public hearing commenced 9/15/2009 and continued to 10/20/2009. Walked 10/18/2009. 35-day action period ends 11/24/2009. For action.*
- 3. #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/Appl.: 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.*
- 4. #2009-085-SR:** Summary Ruling application under Section 7.5 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield for repairs and rehabilitation of the sanitary sewer system at various locations throughout **Sewer District 1** in the Town of Ridgefield. Owner/Appl.: Town of Ridgefield, CT Water Pollution Control Authority. Auth. Agent: Max D. Caldwell, Chairman, W.P.C.A. *65-day action period ends 12/2/2009. Received 9/29/2009. Walked 10/18/2009. For discussion/action.*
- 5. #2009-090-REV(IW):** Revision to Plenary Ruling Application under Section 11.9 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield for modification of approved plans on property located on **Lot 39, Wilton Road East** in the RA zone. Owner: Colonial Road Associates, LLC. Appl./Auth. Agent: Environmental Design Associates PC/Richard Kent. *65-day action period ends 12/17/2009. Walked 10/18/2009. For discussion/action.*

NEW ITEMS

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: October 6, 2009 (in October 13, 2009 packet)

For distribution: October 13, 2009

PUBLIC HEARINGS

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*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. #2009-051-SP:** Special Permit under Section 9.2 as required by Section 7.8 of the Ridgefield zoning Regulations to provide pole lighting for tennis courts in the recreation area on property located at **126 Eleven Levels Road** in the RAA zone. Owner: West Mountain Estates Homeowner Association. Appl.: Scott Baughman. *Received 6/23/2009. Public hearing commenced 7/21/2009. 35 days to close public hearing ends 8/25/2009. Continued public hearing 9/8/2009 and extension granted to continue public hearing 9/22/2009. 9/22/2009 request acknowledged for continuation to 10/20/2009. (56 of 65 days extension used thru 10/20/2009). Application withdrawn 10/15/2009.*
- 2. IF PUBLIC HEARING CLOSED: #2009-070-A:** Proposed amendment to the Zoning Regulations, **Sections 5.3.C, 5.4.C and 5.5.D**, Permitting limited, ancillary sale of goods in non-retail zones. *Commission Initiated.*
- 3. IF PUBLIC HEARING CLOSED: #2009-076-A:** Proposed Amendment to Sections **3.2.C.6 and 2.2** of the Ridgefield Zoning Regulations for the expansion of the adaptive reuse regulations and new definition of "streetscape". Appl.: Donnelly, McNamara and Gustafson, P.C. *Received 9/15/2009. 65-day action period ends 12/24/2009. For action.*

NEW ITEMS

- 4. #2009-092-REV:** Revision to Special Permit under Section 9.2.A.7.e. of the Ridgefield Zoning Regulations to permit patio enclosure (to include signage) for winter months on existing restaurant "Little Pub" located at **59 Ethan Allen Highway** in the B-1 zone. Owner: Club Ched, LLC. Appl./Auth. Agent: Kevin McHugh, Little Pub LLC. *65-day action period ends 12/24/2009. For receipt and schedule walk (if necessary).*
- 5. #2009-093-VDC:** Village District application under Section 8.3 required by Section 5.1 of the Ridgefield Zoning Regulations to permit building signage on restaurant (TerraSole Ristorante) located at **3 Big Shop Lane** in the CBD zone. Owner: Big Shop Lane, LLC. Appl./Auth. Agent: Polini Group, LLC. *35 days to receive VDC report ends 11/24/2009. For receipt/discussion/action.*
- 6. #2009-034-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations for new entry door, lobby and exterior entry canopy on building located at **38C Grove Street** in the B-2 zone. Owner: DOSO Realty, LLC. Appl.: Delta Management. Auth. Agent: Jeffrey D. Mose, AIA. *65-day action period ends 12/24/2009. For receipt and schedule walk.*

COMMISSION WALKS

to be scheduled:

- **#2009-092-REV:** Revision **59 Ethan Allen Highway**, Club Ched, LLC.
- **#2009-034-REV(SP):** Revision **38C Grove Street**, DOSO Realty, LLC.

REQUESTS FOR BOND RELEASES/REDUCTION

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For Approval: October 6, 2009 (in October 13, 2009 packet)

For Distribution: October 13, 2009

PUBLIC HEARINGS

November 4, 2009 (Wednesday)

- **#2009-071-A:** Amendment **Section 3.5.F and 3.5.G., and 3.6.C** Commission Initiated (Lot Coverage)
- **#2009-083-A:** Amendment **Section 3.2.C.2,** Commission Initiated (Institutional Uses)
- **#2009-086-SP:** Special Permit **155 Tanton Hill Road,** Jamieson
- **#2009-091-SP:** Special Permit **35 South Olmstead Lane,** Belardinelli