

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 14, 2008
7:30 PM – Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: **CONTINUED: #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. 35 days to close public hearing ends 10/7/2008. 9/23/2008 extension granted to continue public hearing on 10/14/2008.*

PLANNING AND ZONING COMMISSION

Item II: **CONTINUED: #2008-093-REZ-SP-S-SR:** (1) Petition to Rezone a portion of 2.346 acres of land from R-A to R-10 and R-7.5; (2) application for a 6-lot subdivision of land in conjunction with a rezone from R-A to R-10 and R-7.5 and (3) application for Special Permit for construction of an accessway to serve 3 lots within 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. 35 days to close public hearing ends 10/7/2008. 9/23/2008 extension granted to continue public hearing on 10/14/2008.* (4) Request for waiver of Sec. 4-25(b), to allow payment in lieu of open space donation, received on 9/29/2008.

Item III: **#2008-104-SP:** Special Permit Application under Section 9.2 required by Section 3.3.D.2 for a major home occupation; to provide sales representation to manufacturing companies (Medical Metals, LLC) in an accessory building on property located at **70 Great Hill Road** in the RAA zone. Owner: Richard F. Gordon. Appl.: Medical Metals, LLC. *Received 9/2/2008. 35 days to close public hearing ends 11/18/2008.*

Item IV: **#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 on property located at **439 Danbury Road** in the RAA zone. Owner/App.: Nancy Riedy. Auth. Agent: Steven Trinkaus, PE. *Received 9/2/2008. Walked 9/7/2008. 35 days to close public hearing ends 11/18/2008.*

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

**Tuesday, October 14, 2008
7:30PM* –Town Hall Annex**

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

*following public hearings

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #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. 35- day action period ends 11/18/2008. For action.*

NEW ITEMS

- 2. #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.
- 3. Discussion c/o IWA re consultant review - #2008-119-PR:** Plenary Ruling, **Wilton Road East**, Burchard.

BOARD WALKS

October 19, 2008

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

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval:

For distribution: 10/7/2008

PUBLIC HEARINGS

November 5, 2008, Wednesday

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

November 12, 2008, Wednesday

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

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

**Tuesday, October 14, 2008
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66 Prospect St., Ridgefield, CT**

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #2008-093-REZ-SP-S-SR:** (1) Petition to Rezone a portion of 2.346 acres of land from R-A to R-10 and R-7.5; (2) application for a 6-lot subdivision of land in conjunction with a rezone from R-A to R-10 and R-7.5 and (3) application for Special Permit for construction of an accessway to serve 3 lots within 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. 65-day action period ends 12/18/2008.* (4) Request for waiver of Sec. 4-25(b), to allow payment in lieu of open space donation, received on 9/29/2008. For action.
- 2. IF PUBLIC HEARING CLOSED: #2008-104-SP:** Special Permit Application under Section 9.2 required by Section 3.3.D.2 for a major home occupation; to provide sales representation to manufacturing companies (Medical Metals, LLC) in an accessory building on property located at **70 Great Hill Road** in the RAA zone. Owner: Richard F. Gordon. Appl.: Medical Metals, LLC. *Received 9/2/2008. Walked 9/7/2008. Public hearing commenced 10/14/2008. 65-day action period ends 12/18/2008. For action.*
- 3. 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 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 on property located at **439 Danbury Road** in the RAA zone. Owner/App.: Nancy Riedy. Auth. Agent: Steven Trinkaus, PE. *Received 9/2/2008. Walked 9/7/2008. Public hearing commenced 10/14/2008. 65-day action period ends 12/18/2008. For action.*

NEW ITEMS

- 4. #2008-122-VDC:** Village District Application under Section 8.3 for an awning and signage located on building located at **18 Prospect Street** in the CBD zone. Owner: Aron Hirt-Manheimer. Appl.: Ayindisa, LLC. *35 days to receive VDC report ends 11/18/2008. For receipt and refer to VDC.*

COMMISSION WALKS

October 19, 2008

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

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 9/30/2008 (in 10/7/2008 packet)

For Distribution: 10/7/2008

PUBLIC HEARINGS

October 21, 2008

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

November 5, 2008, Wednesday

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