

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 HEARING AGENDA**

**Tuesday, October 21, 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. Additional extension granted to 10/21/2008. [14 of 65 days permitted extension used.]*

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. *Additional extension granted to 10/21/2008. [14 of 65 days permitted extension used.]*

Item III: **RE-SCHEDULE PUBLIC HEARING. #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. 65 days to commence public hearing ends 11/20/2008.*

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**

**Tuesday, October 21, 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, additional extension granted to 10/21/2008. [14 of 65 days permitted extension used.] 35- day action period ends 11/25/2008. For action.*
- 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. **POSTPONED- until further notice.**

NEW ITEMS

BOARD WALKS

to be scheduled:

- **Mamasco Lake**, request for site walk by Mamasco Lake Improvement Fund (MLIF) re application for Third Lane lot development

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2006-021-SR:** Board opinion requested (see IWA memo dated 10/17/2008) re bond release, **Waters Edge Way/Rita Road**, Costigan.

CORRESPONDENCE

MINUTES

For approval: 10/7/2008 (in 10/14/2008 packet)
For distribution: 10/14/2008

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

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**

**Tuesday, October 21, 2008
7:30PM* –Town Hall Annex**
*following Inland Wetlands Board agenda

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

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, additional extension granted to 10/21/2008. [14 of 65 days permitted extension used] 65-day action period ends 12/25/2008.* (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. Re-schedule public hearing. #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. 65 days to commence public hearing ends 11/20/2008.*
- 3. #2008-116-VDC:** Village District Application under Section 8.3 for exterior improvements on existing building located at **23½ Catoonah Street** (SAGI Cucina Italian – formerly Costa Azul) in the CBD zone. Owner: 23 Catoonah St. Associates, LLC. Appl.: SAGI's, Inc. Aught Agent: Bianca DeMasi Occhino. For VDC report review/action.
- 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. Received and referred to VDC on 10/14/2008.* For VDC report review/action.

NEW ITEMS

- 5. #2007-091-REV(SP):** Request for review of signs on building located at **1 Ethan Allen Highway** (Keough's hardware) in the B-1 zone. Owner: Edward C. and Barbara H. Keough. Appl.: Daniel P. Hannon. For review/action.

COMMISSION WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 10/7/2008 (in 10/14/2008 packet)

For Distribution: 10/14/2008

PUBLIC HEARINGS

- **Re-schedule: #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.

November 12, 2008, Wednesday

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