

**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**

**Tuesday, October 6, 2009  
7:30 PM – Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

- Item I:** #2009-064-SP: Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to permit a home office in the existing single family residence located at **61 Sugar Loaf Mountain Road** in the RAA zone. Owner: Jeroen Theys. Appl./Auth. Agent: Lance Rogers, Esq. *Received 9/1/2009. 35 days to close public hearing ends 11/10/2009.*
- Item II:** #2009-066-SP: Special Permit application under Section 9.2 required by Section 3.6.C. (Lot Coverage Exceptions) of the Ridgefield Zoning Regulations to permit an addition to the existing residence located at **15 Hidden Lake Court** in the RAA zone. Owners/Appls.: Vincent and Angelina Falotico. *Received 9/1/2009. 35 days to close public hearing ends 11/10/2009.*
- Item III:** #2009-072-SP: Special Permit under Section 9.2 required by Section 3.3 of the Ridgefield Zoning Regulations to permit a major home occupation in the residence located at **23 McKeon Place (Turner Hill)** in the RAA zone. Owner/Appl.: Judith Martinelli. *Received 9/1/2009. 35 days to close public hearing ends 11/10/2009.*

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

**Tuesday, October 6, 2009  
7:30PM\* –Town Hall Annex**

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

\*following public hearings

**PENDING ITEMS**

- #2009-056-SP-PR:** Plenary Ruling Application under Section 7.6 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield for bridge installation crossing the Silvermine River for residential development on Lot #6 in the Shafer Subdivision, **Spectacle Lane and Wilton Road East**. Applicant/Owner: Pyramid Luxury Homes Joint Venture. Auth. Agent: JFM Engineering, Inc. *Received 6/30/2009. Walked 7/12/2009 and 9/13/2009. Public hearing commenced 9/1/2009 and continued to 9/22/2009. Public hearing closed 9/22/2009 and Draft Resolution of Approval requested. 35- day action period ends 10/27/2009. For action.*
- #2009-080-SR:** Summary Ruling application under Section 7.5 of the Inland Wetland and Watercourses Regulations for the Town of Ridgefield to conduct regulated activities within the wetlands and upland review area for installation of a residential driveway within an existing easement on property located at **6 Ivy Hill Road** for access to **105 Branchville Road**. Owner: St. Andrew's Evangelical Lutheran Church. Appl.: Andrew M. Bodner. Auth. Agent: Elizabeth Evans, Evans Associates Environmental Consulting, Inc. *65-day action period ends 11/19/2009. Received 9/15/2009. Walked 9/27/2009. For discussion/action.*
- #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. 65-day action period ends 11/26/2009. For action.*

**NEW ITEMS**

**BOARD WALKS**

**October 18, 2009**

- **#2009-085-SR:** Summary Ruling **Sewer District 1** in the Town of Ridgefield, WPCA

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** September 22, 2009 (in 9/29/2009 packet)

**For distribution:** September 29, 2009

**PUBLIC HEARINGS**

**October 13, 2009**

- **CONTINUED: #2009-047-PR:** Plenary Ruling **Second and Third Lanes**, Wayne E. Wood and The Estate of Charles F. Dean, Jr.

**October 20, 2009**

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

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

**Tuesday, October 6, 2009  
7:30PM\* –Town Hall Annex**

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

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- 1. #2009-056-SP-PR:** Special Permit Application under Section 9.2 required by Section 6.1.E of the Ridgefield Zoning Regulations for bridge installation over the Silvermine River in a 100-year flood zone, for residential development on Lot #6, Shafer Subdivision, **Spectacle Lane and Wilton Road East**, in the RAA zone. Applicant/Owner: Pyramid Luxury Homes Joint Venture. Auth. Agent: JFM Engineering, Inc. *Received 6/30/2009. Walked 7/12/2009 and 9/13/2009. Public hearing commenced 9/1/2009 and continued to 9/22/2009. Public hearing closed 9/22/2009 and Draft Resolution of Approval requested. 65- day action period ends 11/26/2009. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2009-064-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to permit a home office in the existing single family residence located at **61 Sugar Loaf Mountain Road** in the RAA zone. Owner: Jeroen Theys. Appl./Auth. Agent: Lance Rogers, Esq. *Received 9/1/2009. Walked 9/13/2009. Public hearing commenced 10/6/2009. 35 days to close public hearing ends 11/10/2009.*
- 3. IF PUBLIC HEARING CLOSED: #2009-066-SP:** Special Permit application under Section 9.2 required by Section 3.6.C. (Lot Coverage Exceptions) of the Ridgefield Zoning Regulations to permit an addition to the existing residence located at **15 Hidden Lake Court** in the RAA zone. Owners/Appls.: Vincent and Angelina Falotico. *Received 9/1/2009. Walked 9/13/2009. Public hearing commenced 10/6/2009. 35 days to close public hearing ends 11/10/2009.*
- 4. IF PUBLIC HEARING CLOSED: #2009-072-SP:** Special Permit under Section 9.2 required by Section 3.3 of the Ridgefield Zoning Regulations to permit a major home occupation in the residence located at **23 McKeon Place (Turner Hill)** in the RAA zone. Owner/Appl.: Judith Martinelli. *Received 9/1/2009. Walked 9/13/2009. Public hearing commenced 10/6/2009. 35 days to close public hearing ends 11/10/2009.*

**NEW ITEMS**

- 5. Discussion:** Hearing Officer for Citation Ordinance, c/o P.D.

**COMMISSION WALKS**

**October 18, 2009**

- **#2009-086-SP:** Special Permit **155 Tanton Hill Road**, Jamieson

## REQUESTS FOR BOND RELEASES/REDUCTION

### CORRESPONDENCE

#### MINUTES

**For Approval:** September 22, 2009 (in 9/29/2009 packet)

**For Distribution:** September 29, 2009

#### PUBLIC HEARINGS

##### October 13, 2009

- **#2009-074-SP:** Special Permit **72 Revere Drive**, McGoey
- **#2009-081-SP:** Special Permit **26 Pond Road**, Fields.

##### October 20, 2009

- **#2009-071-A:** Amendment **Sections 5.3.C, 5.4.C and 5.5.D**, Commission Initiated
- **#2009-076-A:** Amendment Secs. **3.2.C.6 and 2.2**, Donnelly, McNamara and Gustafson, P.C.
- **CONTINUED: #2009-051-SP:** Special Permit **126 Eleven Levels Road**, West Mountain Estates Homeowner Association.

##### November 4, 2009 (Wednesday)

- **#2009-071-A:** Amendment **Section 3.5.F and 3.5.G.**, Commission Initiated
- **#2009-083-A:** Amendment **Section 3.2.C.2**, Commission Initiated
- **#2009-086-SP:** Special Permit **155 Tanton Hill Road**, Jamieson