

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 7, 2008
7:30 PM – Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: **RE-SCHEDULE PUBLIC HEARING. #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.*

PLANNING AND ZONING COMMISSION

Item II: **#2008-097-SP:** Special Permit application under Section 9.2 as required by Section 3.3.D.1 of the zoning regulations to allow an accessory apartment in the basement of the existing residence located at **526 Barrack Hill Road** in the RAA zone. Owner/Appl.: Paul and Emanuela Dreskin. *Received 9/1/2008. 35 days to close public hearing ends 11/11/2008.*

Item III: **RE-SCHEDULE PUBLIC HEARING. #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.*

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

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

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

*following public hearing

PENDING ITEMS

1. **RE-SCHEDULE PUBLIC HEARING. #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 to be re-scheduled 10/7/2008. Walked 9/7/2008.*

NEW ITEMS

2. **#2008-118-REV(SP&PR):** revision to previously approved Plenary Ruling (#2005-089-PR-SP) pursuant to Sect. 11.9 of the IWWR to construct a bridge for a nature trail on the Boys & Girls Club property located at **41 Governor Street** in the RA zone. Owner: Boys & Girls Club of Ridgefield, Inc. Appl.: Alex Darrah. Auth. Agent: Terry Hughes. *65-day action period ends 12/11/2008. For receipt/schedule walk if necessary, discussion/action.*
3. **#2008-119-PR:** Plenary Ruling application pursuant to Section 7.6 of the IWWR to conduct regulated activities within wetlands and upland review areas in conjunction with construction of a two (2) bedroom single family residence on .936 acres of property located on **Wilton Road East** (Assessor's map #F18-0039) in the RA zone. Owner/App.: Earl A. Burchard. Auth. Agent: Gregory and Adams, P.C. *65 days to commence public hearing ends 12/11/2008. For receipt, schedule walk and public hearing.*

BOARD WALKS

to be scheduled:

- (if necessary)#2008-118-REV(SP&PR): revision to Plenary Ruling **41 Governor Street, Boys & Girls Club, Inc.**
- **#2008-119-PR:** Plenary Ruling, **Wilton Road East, Burchard**

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 9/16/2008 (in 9/23/2008 packet) and 9/23/2008 (in 9/30/2008 packet)

For distribution:

PUBLIC HEARINGS

Re-schedule:

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

to be scheduled:

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

October 14, 2008

- **CONTINUED: #2008-092-REZ-SP-S-SR:** Plenary Ruling **213 High Ridge Avenue**, Polverari

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

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

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #2008-097-SP:** Special Permit application under Section 9.2 as required by Section 3.3.D.1 of the zoning regulations to allow an accessory apartment in the basement of the existing residence located at **526 Barrack Hill Road** in the RAA zone. Owner/Apl.: Paul and Emanuela Dreskin. *Received 9/1/2008. Walked 9/7/2008. 65- day action period ends 12/11/2008. For action.*
- 2. RE-SCHEDULE PUBLIC HEARING. #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. Walked 9/7/2008. Public hearing to be re-scheduled 10/7/2008.*
- 3. #2008-115-VDC:** Village District Application under Section 8.3 to install two hanging signs, two wall signs and two awnings on building located at **447 Main Street** (Rodier Flowers) in the CBD zone. *35 days to receive VDC report ends 10/28/2008. Received and referred to VDC 9/23/2008. VDC report received 9/26/2008. For report review/action.*
- 4. #2008-116-VDC:** Village District Application under Section 8.3 for signage (exterior improvements to appear on future agenda) on existing building located at **23½ Catoonah Street** (**SAGI Cucina Italian** – formerly Costa Azul) in the CBD zone. Owner: 23 Catoonah St. Associates, LLC. Apl.: SAGI's, Inc. Auth. Agent: Bianca DeMasi Occhino. *35 days to receive VDC report ends 10/28/2008. Received and referred to VDC 9/23/2008. VDC report received 9/26/2008. For report review/action.*

NEW ITEMS

- 5. #2008-118-REV(SP&PR):** revision to Special Permit (#2005-089-PR-SP) under Section 9.2.A.7.e required by Section 3.2.B.3 of the zoning regulations to construct a bridge for a nature trail on the Boys & Girls Club property located at **41 Governor Street** in the RA zone. Owner: Boys & Girls Club of Ridgefield, Inc. Apl.: Alex Darrah. Auth. Agent: Terry Hughes. *65-day action period ends 12/11/2008. For receipt/schedule walk if necessary/discussion/action.*
- 6. 66 Grove Street/Old Quarry Road** discussion of sidewalk location c/o PD.
- 7. #2008-120-REV(SP):** Revision to Special Permit under Section 9.2.C.7.e. required by Section 3.6.C of the zoning regulations to expand the rear facing breakfast room by an additional two feet on building located at **39 Catoonah Street** in the R-20 and R-7.5 zones. Owner/Apl.: Stephen J. Zemo Residential Properties, LLC. Auth. Agent: Jeffrey D. Mose AIA. *65-day action period ends 12/11/2008. For receipt/discussion/action.*

COMMISSION WALKS

to be scheduled (if necessary)

- **#2008-118-REV(SP&PR):** revision to Special Permit **41 Governor Street, Boys & Girls Club, Inc.**
October 19, 2008
- **#2008-112-SP:** Special Permit **233 Great Hill Road, Dighton**

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 9/16/2008 (in 9/23/2008 packet) and 9/23/2008 (in 9/30/2008 packet)

For Distribution: 9/30/2008

PUBLIC HEARINGS

Re-schedule:

- **#2008-098-SP-PR:** Special Permit **Lots 72-75 Third Lane, Wood/ Estate of Charles F. Dean, Jr.**
October 14, 2008
- **CONTINUED: #2008-092-REZ-SP-S-SR:** Rezone, Special Permit, Subdivision **213 High Ridge Avenue, Polverari**
- **#2008-104-SP:** Special Permit **70 Great Hill Road, Gordon**
- **#2008-105-SP-S:** Subdivision and Special Permits, **439 Danbury Road, Riedy**
October 21, 2008
- **#2008-112-SP:** Special Permit **233 Great Hill Road, Dighton**