

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, September 1, 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 to continue public hearing 9/1/2009. 9/1/2009 request received from Engineer to postpone continued public hearing to 9/8/2009.*

Item II: **#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. 35 days to close public hearing ends 10/6/2009.*

PLANNING AND ZONING COMMISSION

Item III: **#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. 35 days to close public hearing ends 10/6/2009.*

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

**Tuesday, September 1, 2009
7:30PM* –Town Hall Annex**

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

*following public hearings

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. Public hearing commenced 7/21/2009, extension granted to continue on 9/1/2009. 35- day action period ends 10/6/2009. For action.*
- 2. IF PUBLIC HEARING CLOSED: #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. Public hearing commenced 9/1/2009. 35- day action period ends 10/6/2009. For action.*

NEW ITEMS

- 3. #2008-119-PR:** Revised design for Approved Plenary Ruling application, property located on **Wilton Road East, Lot 39** in the RA zone. Owner: Earl A. Burchard. *For discussion c/o Agent. Suggest 9/8 explanation by developer's engineer.*

BOARD WALKS

September 13, 2009

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

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2006-026-SR:** request for release of \$1,000.00 bond, **345 Wilton Road West**, Trillo. *Agent recommends 100% release.*
- **#2006-021-SR & #2005-010-SR:** request for release of \$3,500.00 balance on bond for **6 Water's Edge Way**, Costigan. *See Agent memo.*

CORRESPONDENCE

MINUTES

For approval: July 28, 2009 (mailed 7/30/2009)

For distribution:

PUBLIC HEARINGS

September 15, 2009

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

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

**Tuesday, September 1, 2009
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: #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. 65- day action period ends 11/5/2009. For action.*
- 2. #2009-071-A:** Proposed Amendment to the Ridgefield Zoning Regulations, **Section 3.5.F and 3.5.G.** c/o Jeffrey D. Mose, AIA. *For discussion.*

NEW ITEMS

- 3. #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. *65-days to commence public hearing ends 11/5/2009. For receipt, schedule walk and public hearing*
- 4. #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/Apps.: Vincent and Angelina Falotico. *65-days to commence public hearing ends 11/5/2009. For receipt, schedule walk and public hearing.*
- 5. #2009-067-VDC:** Village District Application under Section 8.3 required by Section 7.2.E.11 of the Ridgefield Zoning Regulations to permit wall signage for beauty 360 on existing retail building located at **467 Main Street (CVS)** in the CBD zone. Owner: EAL Associates. Appl./Auth. Agent: Lorence Signworks. *35 days to receive VDC report ends 10/6/2009. For receipt, schedule walk if necessary.*
- 6. #2009-068-PRE:** Pre-Submission concept to re-zone portions of **Main Street (607, 609 and 613)** currently located in the R-20 zone to the B-1 zone. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. Owners: Tepfer, Parascondola, Pyramid Luxury Homes Joint Venture. *For discussion.*
- 7. #2009-069-REV(SP):** Revision to Special Permit under Section 9.2.A.7.ii. of the Ridgefield Zoning Regulations for a sign on the existing building located at **1 Ethan Allen Highway** (Snap Fitness 24-7) in the B-1 zone. Owner: Edward C. Keough. Appl./Auth. Agent: Hector Rosado. *65-day action period ends 11/5/2009. For receipt and schedule walk if necessary.*

8. **#2008-134-S-SP:** Second request for 90 day extension of time in which to file the subdivision map for property located at **19 and 25 Sunset Lane**. Owners/Appls.: Gary and Chester Zawacki. Auth. Agent: Matthew Ranelli. *For action.*
9. **#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 c/o PD. *For distribution/discussion/set public hearing date.*
10. **#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. *65 days to commence public hearing ends 11/5/2009. For receipt, schedule walk and public hearing.*

COMMISSION WALKS

to be scheduled:

- **#2009-064-SP:** Special Permit **61 Sugar Loaf Mountain Road**, Theys
- **#2009-066-SP:** Special Permit **15 Hidden Lake Court**, Falotico
- **#2009-067-VDC:** **467 Main Street (CVS)**, EAL Associates (if necessary)
- **#2009-069-REV(SP):** Revision **1 Ethan Allen Highway, (Snap Fitness 24-7)** Keough
- **#2009-072-SP:** Special Permit **23 McKeon Place**, Martinelli

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2009-034-SP:** request for release of \$1,000.00 bond, **269 Nod Road**, Auth. Agent: Patrick McNamara. *PD recommends 100% release.*
- **#2005-031-SPA:** request for release of \$1,000.00 balance on bond held for **5 Danbury Road**, Mirra. *PD recommends 100% release.*

CORRESPONDENCE

MINUTES

For Approval: July 28, 2009 (mailed 7/30/2009)

For Distribution:

PUBLIC HEARINGS

to be scheduled:

- **#2009-064-SP:** Special Permit **61 Sugar Loaf Mountain Road**, Theys
- **#2009-066-SP:** Special Permit **15 Hidden Lake Court**, Falotico
- **#2009-070-A:** Amendment **Sections 5.3.C, 5.4.C and 5.5.D**, c/o of PD
- **#2009-072-SP:** Special Permit **23 McKeon Place**, Martinelli

September 8, 2009

- **CONTINUED: #2009-051-SP:** Special Permit **126 Eleven Levels Road**, West Mountain Estates Homeowner Association