

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 2, 2008
7:30 PM – Town Hall Annex**

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

INLAND WETLANDS BOARD

Item I: #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.*

PLANNING AND ZONING COMMISSION

Item II: #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.*

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

**Tuesday, September 2, 2008
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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. 35 day action period ends 10/7/2008. For action.

NEW ITEMS

- 2. #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. 65 days to commence public hearing ends 11/06/2008. For receipt, schedule walk and public hearing.
- 3. #2008-101-SR:** Summary Ruling Application under Section 7.5 of the IWWR to install a pipe in a watercourse and associated wetlands disturbance on property located at **424 West Mountain Road** in the RAAA zone. Appl./Owner: Sapphire Development LLC. 65-day action period ends 11/6/2008. For receipt/discussion.
- 4. #2008-105-SP-S:** Acknowledge no activity/disturbance in wetlands or upland review areas in conjunction with two-lot subdivision of land and special permits on property located at **439 Danbury Road**. Owner/Apl.: Nancy Riedy. Auth. Agent: Steven Trinkaus, PE. Schedule walk.

BOARD WALKS

to be scheduled:

- **#2008-098-SP-PR:** Plenary Ruling **Lots 72-75 Third Lane**, Wood/Estate of Charles F. Dean, Jr.
- **#2008-105-SP-S:** **439 Danbury Road**, Riedy

September 7, 2008

- **#2008-096-SP-SR:** Summary Ruling **167 Silver Spring Road**, McAuley/ Kennedy

**REQUESTS FOR BOND RELEASES/REDUCTION
CORRESPONDENCE**

MINUTES

For approval: July 15, 2008 (in July 22, 2008 packet) and July 22, 2008 (mailed July 31, 2008)

For distribution:

PUBLIC HEARINGS

to be scheduled:

▪ **#2008-098-SP-PR:** Plenary Ruling **Lots 72-75 Third Lane**, Wood/Estate of Charles F. Dean, Jr.
September 16, 2008

▪ **#2008-096-SP-SR:** Summary Ruling **167 Silver Spring Road**, McAuley/ Kennedy

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PLANNING AND ZONING COMMISSION**

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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. 65-day action period ends 11/6/2008. For action.*

NEW ITEMS

- 2. #2003-063-S:** Request to modify condition of subdivision approval requiring preservation of 60" willow tree at **41A Catoonah Street**, Subdivision approved for CV Building Concepts. Appls.: Ray and Dianne Piniella. *For receipt/discussion.*
- 3. #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/App.: Paul and Emanuela Dreskin. *65-days to commence public hearing ends 11/6/2008. Received per C.G.S. 9/1/2008. Acknowledge receipt, schedule walk and public hearing.*
- 4. #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. *65 days to commence public hearing ends 11/6/2008. For receipt, schedule walk and public hearing.*
- 5. #2008-100-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e. required by Section 3.2.B.3 of the zoning regulations to construct a platform deck, to be used as a small outdoor theater, and approximately 10 benches and a request to waive the revision application fee on property located at **41 Governor Street (Boys & Girls Club)** in the RA zone. Appl.: Antonya Gonzalez. Owner: Boys & Girls Club of Ridgefield, Inc. Auth. Agent: Terry Hughes. *65-day action period ends 11/6/2008. For receipt/discussion/action.*
- 6. #2008-102-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e. required by Section 7.E.11 of the zoning regulations to allow one additional sign on property located at **159 Danbury Road (Bone Jour)** in the B-3 zone. Owner: Eppoliti Realty Corp. Appl.: Nicole Wickstrum. *65-day action period ends 11/6/2008. For receipt/discussion/action.*

7. **#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. *65 days to commence public hearing ends 11/6/2008. For receipt, schedule walk and public hearing.*
8. **#2008-105-SP-S:** Two-lot Subdivision Application under Section 6-1 of the Subdivision regulations for the Town of Ridgefield and (1) 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 (2) 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/Applicant: Nancy Riedy. Auth. Agent: Steven Trinkaus, PE. *65 days to commence public hearing ends 11/6/2008. For receipt, walk and public hearings*
9. **#2007-091-REV(SP):** Request for structural revision to previously approved plans to change brackets to pillars for roof support on the Keough's Hardware building located at **1 Ethan Allen Highway** in the B-1 zone. Applicant: Daniel P. Hannon, Architect. *For discussion/determination.*

COMMISSION WALKS

to be scheduled:

- **#2008-097-SP:** Special Permit **526 Barrack Hill Road**, Dreskin
- **#2008-098-SP-PR:** Special Permit **Lots 72-75 Third Lane**, Wood/Estate of Charles F. Dean, Jr.
- **#2008-105-SP-S:** Subdivision and Special Permits, **439 Danbury Road**, Riedy

September 7, 2008

- **#2008-095-REV(SP):** Revision **439 Silver Spring Road, Silver Spring Country Club**, Flat Rock Corporation
- **#2008-096-SP-SR:** Special Permit **167 Silver Spring Road**, McAuley/ Kennedy

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2003-005-SP:** Request for release of \$5,500.00 bond balance; The Aldrich Contemporary Art Museum, **258 Main Street**. PD recommends 100% release.

CORRESPONDENCE

MINUTES

For Approval: July 15, 2008 (in July 22, 2008 packet) and July 22, 2008 (mailed July 31, 2008)
For Distribution:

PUBLIC HEARINGS

to be scheduled:

- **#2008-097-SP:** Special Permit **526 Barrack Hill Road**, Dreskin
- **#2008-098-SP-PR:** Special Permit **Lots 72-75 Third Lane**, Wood/Estate of Charles F. Dean, Jr.
- **#2008-105-SP-S:** Subdivision and Special Permits, **439 Danbury Road**, Riedy

September 9, 2008

- **#2008-079-A:** Amendment **Sections 5.2.C.9 and 5.3.C.7**, Commission Initiated

September 16, 2008

- **#2008-096-SP-SR:** Special Permit **167 Silver Spring Road**, McAuley/ Kennedy