

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 22, 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 thru 9/22/2009. Continued public hearing 9/1/2009 and 9/8/2009. (28 of 65 days of extension used thru 9/22/2009).*

Item II: **CONTINUED: #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. Public hearing commenced 9/1/2009. 35 days to close public hearing ends 10/6/2009.*

PLANNING AND ZONING COMMISSION

Item III: **CONTINUED: #2009-051-SP:** Special Permit under Section 9.2 as required by Section 7.8 of the Ridgefield zoning Regulations to provide pole lighting for tennis courts in the recreation area on property located at **126 Eleven Levels Road** in the RAA zone. Owner: West Mountain Estates Homeowner Association. Appl.: Scott Baughman. *Received 6/23/2009. 35 days to close public hearing ends 8/25/2009. Extension granted thru 9/22/2009. Continued public hearing 9/8/2009. Continued to 9/22/2009. (28 of 65 days extension used thru 9/22/2009). Acknowledge request for continuation to 10/20/2009.*

Item IV: **CONTINUED: #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. Public hearing commenced 9/1/2009. 35 days to close public hearing ends 10/6/2009.*

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

**Tuesday, September 22, 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 thru 9/22/2009. Continued public hearing 9/1/2009 and 9/8/2009. (28 of 65 days of extension used thru 9/22/2009). 35-day action period ends 10/27/2009. 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 and 9/13/2009. Public hearing commenced 9/1/2009 and continued to 9/22/2009. 35- day action period ends 10/27/2009. For action.
- 3. #2009-073-SR:** Summary Ruling application under Section 7.5 of the Inland Wetlands and Watercourses Regulations for the Town of Ridgefield for installation of trenches for a GeoThermal heating and cooling system on property located at **81 Lakeside Drive** in the RA zone. Owners: Christopher Froehlich and Grace D'Onofrio. Appl.: Christopher Froehlich. 65-day action period ends 11/12/2009. Received 9/8/2009. Walked 9/13/2009. Draft Resolution of Approval requested 9/15/2009. For action.

NEW ITEMS

- 4. #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/Appl.: Tom Sturges. 65-day action period ends 11/26/2009. For receipt and schedule walk.

BOARD WALKS

to be scheduled:

- **#2009-084-SR:** Summary Ruling **161 Spectacle Lane**, Sturges
September 27, 2009
- **#2009-080-SR:** Summary Ruling **6 Ivy Hill Road**, St. Andrew's Evangelical Lutheran Church.

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: September 8, 2009 (in September 15, 2009 packet)

For distribution: September 15, 2009

PUBLIC HEARINGS

October 20, 2009

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

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FINAL AGENDA
PLANNING AND ZONING COMMISSION**

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7:30PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- #2009-051-SP:** Special Permit under Section 9.2 as required by Section 7.8 of the Ridgefield Zoning Regulations to provide pole lighting for tennis courts in the recreation area on property located at **126 Eleven Levels Road** in the RAA zone. Owner: West Mountain Estates Homeowner Association. Appl.: Scott Baughman. *Received 6/23/2009. 35 days to close public hearing ends 8/25/2009. Public hearing commenced 7/21/2009. Extension granted thru 9/22/2009. Continued public hearing 9/8/2009. Continued to 9/22/2009. (28 of 65 days extension used thru 9/22/2009).*
- 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 and 9/13/2009. Public hearing commenced 9/1/2009 and continued to 9/22/2009. 65- day action period ends 11/26/2009. For action.*
- #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. Received 9/1/2009. For action.*
- #2009-078-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e. of the Ridgefield Zoning Regulations for wall signage on building located at **467 Main Street (CVS)** in the CBD zone. Owner: EAL Associates. Appl./Auth. Agent: Lorence Signworks. *65-day action period ends 11/19/2009. Received 9/15/2009. For discussion/action.*
- #2009-071-A:** Proposed Amendment to the Ridgefield Zoning Regulations, **Section 3.5.F and 3.5.G.**, Bulk Requirements for Residential Lot Coverage and Floor Area. *For discussion with Jeff Mose.*

NEW ITEMS

- #2009-082-VDC:** Village District Application under Section 8.3 for installation of an awning with signage on the building located at **454 Main Street** (former French Market Space) in the CBD zone. Owner: Sam Bell, Compagno, LLC. Appl.: Butterflies and Zebras, Laura Schwartz. *35 days to receive VDC report ends 10/27/2009. For receipt/discussion/action.*
- #2009-083-A:** Proposed Amendment to the Ridgefield Zoning Regulations, **Section 3.2.C.2** to clarify that certain uses require a Special Permit in the Residential zones. *For discussion c/o PD.*
- Proposal to permit Special Event banners at **Ridgefield Community Center, 316 Main Street** under Sec. 7.2.C.10 and 7.2.C.11 of the Zoning Regulations *c/o P.D.*

COMMISSION WALKS

September 27, 2009

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

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: September 8, 2009 (in September 15, 2009 packet)

For Distribution: September 15, 2009

PUBLIC HEARINGS

October 6, 2009

- **#2009-064-SP:** Special Permit **61 Sugar Loaf Mountain Road**, Theys
- **#2009-066-SP:** Special Permit **15 Hidden Lake Court**, Falotico
- **#2009-072-SP:** Special Permit **23 McKeon Place**, Martinelli

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. (*TENTATIVE*)