

**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 8, 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).*

**PLANNING AND ZONING COMMISSION**

**Item II:**           **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. Recommend continuation to 9/22/2009. (28 of 65 days extension used thru 9/22/2009).*

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

**Tuesday, September 8, 2009  
7:30PM –Town Hall Annex**

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

\*following public hearings

**PENDING ITEMS**

**NEW ITEMS**

1. **#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. For receipt and schedule walk.*

**BOARD WALKS**

**to be scheduled:**

- **#2009-073-SR:** Summary Ruling **81 Lakeside Drive**, Froehlich/ D’Onofrio  
**September 13, 2009**
- **#2009-062-PR:** Plenary Ruling **Water’s Edge Way**, Hearing and Hearing, Inc.
- **#2009-056-SP-PR:** Plenary Ruling **Spectacle Lane and Wilton Road East**, Pyramid Luxury Homes Joint Venture

**REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2006-021-SR & #2005-010-SR:** request for release of \$3,500.00 balance on bond for **6 Water’s Edge Way**, Costigan.

**CORRESPONDENCE**

**MINUTES**

**For approval:**

**For distribution:** September 1, 2009

**PUBLIC HEARINGS**

**September 15, 2009**

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

**September 22, 2009**

- **CONTINUED: #2009-056-SP-PR:** Plenary Ruling **Spectacle Lane and Wilton Road East**, Pyramid Luxury Homes Joint Venture

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

**Tuesday, September 8, 2009  
7:30PM\* –Town Hall Annex**

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

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- #2009-018-VDC:** Village District Application under Section 8.3 required by Section 5.1 of the Ridgefield Zoning Regulations for demolition of vacant retail bank branch and office building (formerly Webster Bank). Property located at **25 Prospect Street** in the CBD zone. Owner/Appl.: Ridgefield Library Association, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 3/24/2009 and referred to VDC. Public hearing commenced and closed 5/5/2009. 65- day action period ends 7/9/2009. Tabled 5/12/2009. Extension received. 7/7/2009 acknowledged 65- day extension; extended action period ends 9/12/2009. Acknowledge withdrawal.*
- #2009-006-MISC:** Joint meeting with VDC/AAC to *discuss VDC By-Laws. (TENTATIVE)*
- #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. *Distributed 9/1/2009. For discussion/set public hearing date.*
- #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.*

**NEW ITEMS**

- #2009-074-SP:** Special Permit under Section 9.2 as required by Section 7.5.D (Table #6) of the Ridgefield Zoning Regulations for filling and grading on property located at **72 Revere Drive** in the RAAA zone. Owners/Appls.: Desmond & Lynda McGoey. *65 days to commence public hearing ends 11/12/2009. For receipt, schedule walk and public hearing.*
- #2009-075-PRE:** Pre-Submission concept to re-subdivide lot created in a 1969 stipulated judgment on property located at **104 West Mountain Road** in the RAA zone. Owner: Lawrence Bossidy. *For discussion.*

**COMMISSION WALKS**

**to be scheduled:**

- **#2009-074-SP:** Special Permit **72 Revere Drive**, McGoey  
**September 13, 2009**
- **#2009-056-SP-PR:** Special Permit **Spectacle Lane and Wilton Road East**, Pyramid Luxury Homes Joint Venture
- **#2009-064-SP:** Special Permit **61 Sugar Loaf Mountain Road**, Theys
- **#2009-066-SP:** Special Permit **15 Hidden Lake Court**, Falotico
- **#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**

### **CORRESPONDENCE**

### **MINUTES**

**For Approval:**

**For Distribution:** September 1, 2009

### **PUBLIC HEARINGS**

**to be scheduled:**

- **#2009-074-SP:** Special Permit **72 Revere Drive**, McGoey

**September 22, 2009**

- **CONTINUED: #2009-056-SP-PR:** Special Permit **Spectacle Lane and Wilton Road East**,  
Pyramid Luxury Homes Joint Venture

**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

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**TOWN OF RIDGEFIELD  
AQUIFER PROTECTION AGENCY  
FINAL AGENDA**

**Tuesday, September 8, 2009  
7:30PM\* -Town Hall Annex**

\* following Planning and Zoning Commission Agenda

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

**PENDING ITEMS**

**NEW ITEMS**

**CORRESPONDENCE**

**MINUTES**

**For Approval:**

**June 9, 2009 (mailed 9/3/2009)**