

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



**TOWN OF RIDGEFIELD
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AGENDA**

**Tuesday, September 9, 2008
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: **#2008-079-A:** Proposed Amendment to the Ridgefield Zoning Regulations, Sections 5.2.C.9 and 5.3.C.7, Residential Uses in the B-1 and B-2 zones. Commission initiated.

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

**Tuesday, September 9, 2008
7:30PM* –Town Hall Annex**

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

*following public hearing

PENDING ITEMS

1. **#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/Appl.: Nancy Riedy. Auth. Agent: Steven Trinkaus, PE. *Walked 9/7/2008. For determination.*

NEW ITEMS

2. **#2008-108-REF:** Referral application to conduct regulated activities in the City of Danbury within 500' of the Town of Ridgefield, property located at **100 Saw Mill Road** (Bidel, Inc.), Danbury Ct. Appl.: Artel Engineering Group, LLC. *For receipt/comment.*
3. **2009 Suggested Walk Dates for IWB/PZC** c/o Lillian Willis *for consideration/approval.*
4. *Reschedule continuation of public hearing to 9/23/2008:* **#2008-092-REZ-SP-S-SR:** Plenary Ruling **213 High Ridge Avenue**, Polverari

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

- **#2006-002-SR:** request for release of \$2,000.00 bond held for driveway crossing intermittent watercourse, **Old Sib Road, Lot #1**; Sturges Brothers, Inc. *IWA suggests Board discretion (see Memo dated 9/8/2008).*
- **#2006-002-SR:** request for release of \$2,000.00 bond held for landscaping/wetlands mitigation, **Old Sib Road, Lot #2**; Sturges Brothers, Inc. *IWA recommends 100% release.*

CORRESPONDENCE

MINUTES

For approval:

For distribution: September 2, 2008

PUBLIC HEARINGS

September 16, 2008

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

September 23, 2008

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

October 7, 2008

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

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

**Tuesday, September 9, 2008
7:30PM* –Town Hall Annex**

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

*following Inland Wetlands Board agenda

PENDING ITEMS

- #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. Appl.: Ray and Dianne Piniella. *Received 9/2/2008. Walked 9/7/2008. For action.*
- IF PUBLIC HEARING CLOSED: #2008-079-A:** Proposed Amendment to the Ridgefield Zoning Regulations, Sections 5.2.C.9 and 5.3.C.7, Residential Uses in the B-1 and B-2 zones. Commission Initiated. *For action.*
- #2008-095-REV(SP):** Revision to Special Permit application under Section 9.2.A.7.e. required by Section 3.2.c. of the zoning regulations to replace pool house facility on property located at **439 Silver Spring Road, Silver Spring Country Club** in the RAA zone. Appl.: Silver Spring Country Club. Owner: Flat Rock Corporation. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 7/22/2008, walked 9/7/2008. 65-day action period ends 9/25/2008. For discussion/action.*
- #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. *Received 9/2/2008. Walked 9/7/2008. 65-day action period ends 11/6/2008. For discussion/action.*

NEW ITEMS

- #2008-107-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e. required by Section 7.5.D.5 of the Ridgefield Zoning Regulations to screen topsoil onsite. Property located at **66 Grove Street** in the B-2 zone. Owner: 66 Grove Ridgefield, LLC. Appl.: Pustola & Associates. Auth. Agent: Steve Pustola. *65-day action period ends 11/13/2008. For receipt/schedule walk if needed/discussion/action.*
- 2009 Suggested Walk Dates for IWB/PZC** c/o Lillian Willis *for consideration/approval.*

7. **#2008-110-REV(SP)**: Revision to Special Permit required by Section 9.2.A.7.e.ii. to eliminate the proposed mansard roof and new shingles along the perimeter on the commercial building located at **66 Grove Street** in the B-2 zone. Owner: 66 Grove Ridgefield LLC. Appl./Auth. Agent: Madaket Beach Developers, LLC. *65-day action period ends 11/13/2008. For receipt/discussion.*
8. *Reschedule continuation of public hearing to 9/23/2008*: **#2008-092-REZ-SP-S-SR**: Rezone, Special Permit, Subdivision **213 High Ridge Avenue**, Polverari

**COMMISSION WALKS
to be scheduled (if needed)**

- **#2008-107-REV(SP)**: Revision **66 Grove Street**, 66 Grove Ridgefield, LLC

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval:

For Distribution: September 2, 2008

PUBLIC HEARINGS

September 16, 2008

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

September 23, 2008

- **CONTINUED: #2008-092-REZ-SP-S-SR**: Rezone, Special Permit, Subdivision **213 High Ridge Avenue**, Polverari

October 7, 2008

- **#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.

October 14, 2008

- **#2008-104-SP**: Special Permit **70 Great Hill Road**, Gordon
- **#2008-105-SP-S**: Subdivision and Special Permits, **439 Danbury Road**, Riedy

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

**Tuesday, September 9, 2007
7:30PM* -Town Hall Annex**
* following Planning and Zoning Agenda

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

PENDING ITEMS

NEW ITEMS

CORRESPONDENCE

MINUTES

For Approval: June 10, 2008 (mailed 9/4/2008)