

INLAND WETLANDS BOARD
SPECIAL MEETING
SITE WALKS

December 14, 2008

Present: Michael Autuori
Peter Chipouras
Joseph Fossi
Nelson Gelfman
John Katz
Phil Mische
Rebecca Mucchetti, Chairman
Patrick Walsh, Vice Chairman
Lillian Willis

Also Present: Betty Brosius, Inland Wetlands Agent

[Note: Site Walks begin at 9 a.m. on Sunday mornings, in the parking lot at the Town Hall Annex, 66 Prospect Street, Ridgefield, CT. Inland Wetlands Board and Planning and Zoning Commission site walks are held concurrently.]

Meeting called to order at 9:55 a.m.

UNLESS OTHERWISE SPECIFIED, all Site Walks are conducted for the purpose of “Orientation and Observation” of the subject sites, and there is no discussion of the application in the field.

BOARD WALKS

1. **#2002-72-SR/PD and #2002-95-PD/REV:** re Letter from Thomas and Jacqueline Beck, seeking “sign-off” for wetlands permit for pond dredging. Property located at **2 West Mountain Road.**

Hearing no further discussion, the Chairman adjourned the meeting at 10:00 a.m..

Respectfully submitted,

Betty Brosius
Inland Wetlands Agent

PLANNING AND ZONING COMMISSION MEETING
SPECIAL MEETING
SITE WALKS

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Also Present: Betty Brosius, Director of Planning

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Meeting called to order at 9:05 a.m.

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COMMISSION WALKS

1. **#2008-134-S:** (1) Five-lot Subdivision Application under Section 6-1 of the Subdivision Regulations for the Town of Ridgefield and (2) request for waiver of Section 4-25 of the Ridgefield Subdivision Regulations for payment in lieu of open space on property consisting of 0.9377 acres of land located at **19 and 25 Sunset Lane** in the R-7.5 zone. Owners/Applicants: Gary and Chester Zawacki. Auth. Agent: Matthew Ranelli, Esq.

[Also present: John F. McCoy, P.E., and Gary Zawacki]

2. **#2008-135-SP:** Special Permit application under Section 9.2 of the Ridgefield Zoning Regulations for construction of an addition to the existing restaurant building (formerly Pizza Hut) to allow first floor retail space and office use on the second floor on property located at **105 Danbury Road** in the B-1 zone. Owner/Appl.: PST Properties, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C.

[Also present: Don Sturges]

3. **#2008-129-PRE:** Pre-submission Concept under Section 9.2.E of the zoning regulations to correct and provide relief from zoning district boundaries on property located in a split-zone. Prospective Appl.: Robert R. Jewell, Esq., Donnelly, McNamara and Gustafson, P.C. (*75 New Street, Morena*)
4. **#2008-125-SP:** Special Permit Application under Section 9.2 as required by Section 3.3.D.2 of the Ridgefield Zoning Regulations for a major home occupation to operate an online bookselling business on property located at **135 Keeler Drive** in the RAAA zone. Owner: Gilbert Mott and Marilyn Carroll. Appl.: Gilbert Mott.

[Also present: Gilbert Mott]

Hearing no further discussion, the Chairman adjourned the meeting at 10:10 a.m.

Respectfully submitted,

Betty Brosius
Director of Planning