

**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, April 15, 2008  
7:30 PM – Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I:**        **CONTINUED: #2008-004-PR: (xr-95129-SR)** 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. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Appls.: Wayne E. Wood and Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, PE. *Received 1/15/2008. 35 days to close public hearing ends March 25, 2008. Granted a 30-day extension through 4/24/2008 to complete public hearing received 3/10/2008. Applicant request further extension to May 6, 2008.*

**PLANNING AND ZONING COMMISSION**

**Item II:**        **CONTINUED: #2008-021-SP:** Special Permit application under Section 9.2 as required by Section 3.3.D.2. to allow a design studio within residence located at **225 South Salem Road** in the RAA zone. Owners: Amy and Scott Russell. Appl.: Amy Russell. *65-days to commence public hearing ends 5/8/2008. Received 3/4/2008. 35 days to close public hearing ends May 13, 2008*

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

**Tuesday, April 15, 2008  
7:30PM\* –Town Hall Annex  
\*following public hearings**

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

**PENDING ITEMS**

- 1. IF PUBLIC HEARING CLOSED: #2008-004-PR: (xr-95129-SR)** 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. Property located on **Lots 72-75 Third Lane** in the RA zone. Owners/Apps.: Wayne E. Wood and Charles F. Dean, Jr. Auth. Agent: John F. McCoy VII, PE. *Received 1/15/2008. Public hearing commenced 2/19/2008. 35 days to close public hearing ends March 25, 2008. On 3/10/2008 granted a 30-day extension through 4/24/2008 to complete public hearing. 4/1/2008 public hearing continued to April 15, 2008. 35-day action period ends May 20, 2008. For action.*
- 2. #2008-034-SR:** Summary Ruling application under Section 7 of the IWWR for disturbance in wetlands and upland review areas in conjunction with paving approximately 3800 LF of existing unpaved pedestrian trails on property located at **195 Danbury Road (Ridgefield Parks and Recreation)** in the CCF zone. Owner: Town of Ridgefield. Appl.: Paul Roche. *65-day action period ends May 22, 2008. Received 3/18/2008. Walked 3/30/2008. Second walk, 4/13/2008. Applicant requests table to April 22, 2008. For action.*
- 3. #2008-036-SR:** Summary Ruling application under Section 7 of the IWWR for disturbance in the upland review area in conjunction with construction of a 3 bedroom dwelling with a new septic system and driveway on property located at **31 Park Lane** in the RA zone. Owner/App.: Albert & Cynthia Blizzard. *65-day action period ends 5/29/2008. Received 3/25/2008, walked 3/30/2008. Tabled 4/1/2008. Draft Resolution of Approval requested 4/8/2008. For action.*
- 4. #2008-042-SR:** Summary Ruling application under Section 7 of the IWWR for regulated activities in the upland review area and wetlands in conjunction with the construction of proposed detached garage on property located at **85 Ritch Drive** in the RAA zone. Owners: David North and Natasha Kowatch. Auth. Agent: JFM Engineering, Inc. *65-day action period ends 6/12/2008. Received 4/8/2008, walked 4/13/2008. For discussion.*

**NEW ITEMS**

- 5. #2008-043-PD:** Summary Ruling application under Section 7 pursuant to Section 4.3 of the IWWR for pond dredging on property located at **140 Wilton Road West** in the RAA zone. Owners: Joann and Louis Price. Auth. Agent: Nazzaro, Inc. *65-day action period ends 6/19/2008. For receipt and schedule walk.*

6. **#2008-044-PD:** Summary Ruling application under Section 7 pursuant to Section 4.3 of the IWWR for pond dredging on property located at **439 Silver Spring Road (Silver Spring Country Club)** in the RAA zone. Owner: Flat Rock Corp. Appl./Auth. Agent: Nazzaro, Inc. *65-day action period ends 6/19/2008. For receipt and schedule walk.*
  
7. **#2008-045-SR:** Summary Ruling application under Section 7 to conduct regulated activities and disturbance in wetlands and upland review area in conjunction with construction of new single family dwelling, installation of septic system, installation of curtain drain and filling and grading associated with driveway installation on property located on **Canterbury Lane, Lot #1**. Owner/App.: Michael Cobelli. *65-day action period ends 6/19/2008. For receipt and schedule walk.*

## **BOARD WALKS**

### **to be scheduled:**

- **#2008-043-PD:** Summary Ruling **140 Wilton Road West, Price**
- **#2008-044-PD:** Summary Ruling **439 Silver Spring Road (Silver Spring Country Club)**, Flat Rock Corp.
- **#2008-045-SR:** Summary Ruling **Canterbury Lane, Lot #1**, Cobelli

### **April 27, 2008**

- **#2008-039-SR:** Summary Ruling **122 Walnut Grove Road**, Giordano

## **REQUESTS FOR BOND RELEASES/REDUCTION**

### **CORRESPONDENCE**

### **MINUTES**

**For approval:** 4/1/2008 (in 4/8/2008 packet)

**For distribution:** 4/8/2008

## **PUBLIC HEARINGS**

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

**Tuesday, April 15, 2008  
7:30PM\* –Town Hall Annex  
\*following Inland Wetlands Board agenda**

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

**PENDING ITEMS**

- #2008-017-SP:** Special Permit application required by Section 9.2 of the Ridgefield Zoning Regulations to convert an existing service station (Citgo Gas Station – Rte 7/35) to a mini-market with related site improvements on property located at **603 Danbury Road** in the B-2 zone. Owner: Seven Ridgefield Realty Corp. Appl.: Standard Petroleum. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 3/4/2008. Walked 3/9/2008. Public hearing commenced and closed 4/8/2008. Draft Resolution of Approval requested 4/8/2008. 65- day action period ends 6/12/2008. For action.*
- IF PUBLIC HEARING CLOSED: #2008-021-SP:** Special Permit application under Section 9.2 as required by Section 3.3.D.2. of the zoning regulations to allow a design studio within residence located at **225 South Salem Road** in the RAA zone. Owners: Amy and Scott Russell. Appl.: Amy Russell. *Received 3/4/2008. Walked 3/9/2008. Public hearing commenced 4/8/2008, continued to 4/15/2008. 65-day action period ends 6/19/2008. For action.*
- #2008-037-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e to omit cupola on the main building located at **41 Governor Street (Boys and Girls Club of Ridgefield)** in the RA zone. Owner: Boys and Girls Club of Ridgefield. Appl./Auth. Agent: Jeff Mose. *65-day action period ends 6/5/2008. Referred to AAC on 4/1/2008. Applicant requests table to May 6, 2008. For action.*

**NEW ITEMS**

- #2008-046-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e of the zoning regulations to allow a pediatric dentist's office on the second floor of the existing building located at **35 Copps Hill Road** in the B-3 zone. Owner/App.: 35 Copps Hill, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-day action period ends 6/19/2008. For receipt and schedule walk.*
- #2008-047-SP:** Special Permit application under Section 9.2 as required by Section 3.2.C of the zoning regulations to utilize the residence located at **220 Branchville Road** in the RAA zone for philanthropic uses. Owner/App.: The Leir Foundation, Inc. Ridgefield Foundation. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65 days to commence public hearing ends 6/19/2008. For receipt, schedule walk and public hearing.*

## COMMISSION WALKS

### to be scheduled:

- **#2008-046-REV(SP):** Revision to Special Permit **35 Copps Hill Road**, 35 Copps Hill, LLC
- **#2008-047-SP:** Special Permit, **220 Branchville Road**, The Leir Foundation, Inc. Ridgefield Foundation

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For Approval:** 4/1/2008 (in 4/8/2008 packet)

**For Distribution:** 4/8/2008

## PUBLIC HEARINGS

### to be scheduled:

- **#2008-047-SP:** Special Permit, **220 Branchville Road**, The Leir Foundation, Inc. Ridgefield Foundation

### April 22, 2008

- **#2008-023-A:** Proposed amendment, **Sec. 3.3.D.1.c & 3.3.D.1.e**, Commission Initiated
- **#2008-024-A:** Proposed amendment, **Sec. 8.3.B.2., Sec. 8.3.C and 9.3.H.1**, Commission Initiated
- **#2008-025-A:** Proposed amendment, **Sec. 3.4**, Commission Initiated
- **#2008-026-A:** Proposed amendment, **Sec. 10-Appendix-10.1**, Commission Initiated
- **#2008-027-A:** Proposed amendment **Sec. 9.5.B.2 and Sec. 9.5.C.3**, Commission Initiated