

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



**TOWN OF RIDGEFIELD
INLAND WETLAND BOARD
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AGENDA**

**Tuesday, March 11, 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.*

PLANNING AND ZONING COMMISSION

Item II: **CONTINUED: #2008-001-SP:** Special Permit under Section 9.2 required by Section 3.4.D.3 of the Ridgefield Zoning Regulations to permit the placement of a garage in the front yard on property located at **313 Barrack Hill Road** in the RAA zone. Owners: Richard C. Miles and Francis D. Cakavell. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 1/8/2008. 35 days to close public hearing ends March 25, 2008.*

Item III: **CONTINUED: #2008-003-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e.ii of the zoning regulations to modify building #3 and parking layout on property located at **35-37 Danbury Road and 16 Roberts Lane** in the B-1 zone. Appl./Owner: Eppoliti Realty Co., Inc. Auth. Agent: Douglas MacMillan. *Received 1/15/2008. 35 days to close public hearing ends April 8, 2008.*

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

**Tuesday, March 11, 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. Walked 2/10/2008. Retention of a consultant, at owner's expense, authorized by Board 2/12/2008. Public hearing commenced 2/19/2008 and continued to 3/11/2008. 35- day action period ends 4/15/2008. For action.*

NEW ITEMS

2. **#2007-115-WV: (xr #2007-050-SR); 90 Spring Valley Road-ORDER TO CEASE AND DESIST AND SHOW CAUSE** dated March 5, 2008 to Richard Szentkuti, CV Building Concepts. *For discussion.*

BOARD WALKS

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 2/19/2008 (mailed 3/6/2008)
For distribution: 3/4/2008

PUBLIC HEARINGS

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

Tuesday, March 11, 2008

7:30PM* –Town Hall Annex

***following Inland Wetlands Board agenda**

Lower Level Meeting Room

6 Prospect St., Ridgefield, CT

PENDING ITEMS

1. **IF PUBLIC HEARING CLOSED: #2008-001-SP:** Special Permit under Section 9.2 required by Section 3.4.D.3 of the Ridgefield Zoning Regulations to permit the placement of a garage in the front yard on property located at **313 Barrack Hill Road** in the RAA zone. Owners: Richard C. Miles and Francis D. Cakavell. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 1/8/2008. Walked 1/13/2008. Public hearing commenced 2/19/2008 and continued to 3/11/2008. 65- day action period ends 5/15/2008. For action.*
2. **IF PUBLIC HEARING CLOSED: #2008-003-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e.ii of the zoning regulations to modify building #3 and parking layout on property located at **35-37 Danbury Road and 16 Roberts Lane** in the B-1 zone. Appl./Owner: Eppoliti Realty Co., Inc. Auth. Agent: Douglas MacMillan. *Received 1/15/2008. Walked 2/10/2008. Public hearing commenced 3/4/2008, continued to 3/11/2008. 65-day action period ends 5/15/2008. For action.*
3. **#2008-011-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e for a free-standing Subdivision sign on property located at **Lot #1, Bryon Avenue** in the SD-R20 zone. Owner: Country Club Development, LLC. Appl./Auth. Agent: Fred H. Whipple. *65-day action period ends April 17,2008. Received 2/12/2008 and tabled. For action (pending receipt of AAC report).*
4. **#2008-020-REV(SP):** Revision to Special Permit application required by Section 9.2.A.7.e for modification to the site plan to include access/egress changes required by CTDOT/STC, installation of a free-standing sign and building signage on property located at **46-50 Danbury Road** (Walgreen's Pharmacy) in the B-1 zone. Owner: Sherwood Island, LLC. Appl.: Readco, LLC. Auth. Agent: Wayne Fraser. *65-day action period ends 5/8/2008. Received 3/4/2008, walk scheduled for 3/9/2008. For action.*

NEW ITEMS

5. **#2008-022-REV(SP):** Revision to Special Permit application required by Section 9.2.A.7.e to permit the conversion of two parking spaces to outside dining on property located at **107-109 Danbury Road (Southwest Café)** in the B-1 zone. Owner/App.: Cops Hill Common LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65 day action period ends 5/15/2008. For receipt and schedule walk.*

COMMISSION WALKS

March 9, 2008

- **#2008-013-REZ:** petition to rezone **Sunset Lane and 30 Grove Street;** Zawacki
- **#2008-017-SP:** Special Permit **603 Danbury Road,** Seven Ridgefield Realty Corp.
- **#2008-020-REV(SP):** Revision to Special Permit **46-50 Danbury Road,** Sherwood Island, LLC
- **#2008-021-SP:** Special Permit **225 South Salem Road,** Russell

to be scheduled:

- **#2008-022-REV(SP):** Revision **107-109 Danbury Road (Southwest Café),** Copps Hill Common LLC

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 2/19/2008 (mailed 3/6/2008)

For Distribution: 3/4/2008

PUBLIC HEARINGS

April 1, 2008

- **#2008-013-REZ:** petition to rezone **Sunset Lane and 30 Grove Street;** Zawacki

April 8, 2008

- **#2008-017-SP:** Special Permit **603 Danbury Road,** Seven Ridgefield Realty Corp
- **#2008-021-SP:** Special Permit **225 South Salem Road,** Russell

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

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

**Tuesday, March 11, 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: December 11, 2007 (mailed 3/6/2007)