

**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 HEARINGS AGENDA**

**Tuesday, May 13, 2008
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: **#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/Appl.: The Leir Foundation, Inc. Ridgefield Foundation. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 4/15/2008. 35 days to close public hearing ends 6/17/2008.*

Item II: **#2008-049-SP:** Special Permit application under Section 9.2 as required by Section 3.3.A.2 and 3.4.D.3 of the Ridgefield Zoning Regulations to construct a detached garage, creating more than the maximum number (5) of garage spaces allowed in the RAA zone, in the front yard on property located at **246 West Lane** in the RAA zone. Owner: John Mantz. Appls.: John and Karen Mantz. *Received 4/22/2008. 35 days to close public hearing ends 6/17/2008.*

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

**Tuesday, May 13, 2008
7:30PM*—Town Hall Annex
*following public hearings**

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

PENDING ITEMS

- #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. Received 4/15/2008. Walked 4/27/2008. 5/6/2008 determination made, application remains summary ruling. For discussion/action.*

NEW ITEMS

BOARD WALKS

May 18, 2008

- **#2008-004-PR:** Plenary Ruling **Lots 72-75 Third Lane**, Wood/ Dean
- **#2008-055-SR:** Summary Ruling **463 North Street**, Prisco

REQUESTS FOR BOND RELEASES/REDUCTION

- **#9993-PR:** Request for release of \$7,500.00 bond, property located at **293B Old Branchville Road** in the RAA zone. Owners: Julie F. and Ronald Paltauf. *IWA recommends 100% release.*

CORRESPONDENCE

MINUTES

For approval: 4/29/2008 (mailed 5/1/2008)

For distribution: 5/6/2008

PUBLIC HEARINGS

May 20, 2008

- **CONTINUED: #2008-004-PR:** Plenary Ruling **Lots 72-75 Third Lane**, Wood/Dean

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

**Tuesday, May 13, 2008
7:30PM* –Town Hall Annex
*following Inland Wetlands Board agenda**

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

PENDING ITEMS

- 1. IF PUBLIC HEARING CLOSED: #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/Appl.: The Leir Foundation, Inc. Ridgefield Foundation. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 4/15/2008. Walked 4/27/2008. Public hearing commenced 5/13/2008. 65-day action period ends 7/17/2008. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2008-049-SP:** Special Permit application under Section 9.2 as required by Section 3.3.A.2 and 3.4.D.3 of the Ridgefield Zoning Regulations to construct a detached garage, creating more than the maximum number (5) of garage spaces allowed in the RAA zone, in the front yard on property located at **246 West Lane** in the RAA zone. Owner: John Mantz. Appls.: John and Karen Mantz. *Received 4/22/2008. Walked 4/27/2008. Public hearing commenced 5/13/2008. 65-day action period ends 7/17/2008. For action.*

NEW ITEMS

- 3. #2008-056-SP:** Special Permit application under Section 9.2 as required by Section 3.3 of the Ridgefield Zoning Regulations to install an in-ground pool and spa in the front yard on property located at **122 Nod Hill Road** in the RAA zone. Owner/Appl.: Agostinho and Sarah Ribeiro. *65-day to commence public hearing ends 7/17/2008. For receipt, schedule walk and public hearing*
- 4. #2008-057-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e of the Ridgefield Zoning Regulations for façade improvements on Ancona's Market and Wines building located at **720 Branchville Road** in the B-1 Zone. Owner: Joseph P. Ancona and John C. Ancona. Appl./Auth. Agent: Doyle Coffin Architecture, LLC. *65-day action period ends 7/17/2008. For receipt and schedule walk.*
- 5. #2008-058-VDC:** Village District Application under Section 8.3 for a building sign and free-standing sign on property located at **23 Catoonah Street** in the CBD zone. Owner: Tish Vredenburg. Appl./Auth. Agent: Doyle Coffin Architecture. *35-days to receive VDC report ends 6/17/2008. Refer to VDC.*
- 6. #2008-059-REV(SP):** Application for Revision to the Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations to make additions and alterations to the existing building located at **650 Danbury Road** in the B-2 zone. Owner: Matthew C. Schimenti. Appl./Auth. Agent: Doyle Coffin Architecture. *65-day action period ends 7/17/2008. For receipt and schedule walk.*
- 7. Proposed Amendment to the Zoning Regulations-Prohibition of Outdoor Wood Burning Furnaces c/o PD. For distribution.**

COMMISSION WALKS

to be scheduled:

- **#2008-056-SP:** Special Permit **122 Nod Hill Road, Ribeiro**
- **#2008-057-REV(SP):** Revision **720 Branchville Road, Ancona**
- **#2008-059-REV(SP):** Revision **650 Danbury Road, Schimenti**

May 18, 2008

- **#2008-051-SP:** Special Permit **225 South Salem Road, Russell**

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 4/29/2008 (mailed 5/1/2008)

For Distribution: 5/6/2008

PUBLIC HEARINGS

to be scheduled:

- **#2008-056-SP:** Special Permit **122 Nod Hill Road, Ribeiro**

June 10, 2008

- **#2008-051-SP:** Special Permit **225 South Salem Road, Russell**