

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



**TOWN OF RIDGEFIELD
INLAND WETLANDS BOARD
PUBLIC HEARING AGENDA**

**Tuesday, May 6, 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. 4/15/2008 applicant request further extension to May 6, 2008.*

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

**Tuesday, May 6, 2008
7:30PM* –Town Hall Annex**

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

*following public hearing

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/Appls.: 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. 4/15/2008 granted extension received, public hearing continued to May 6, 2008. 35-day action period ends June 10, 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. Tabled 4/15/2008. Tabled 4/22/2008. For action.
- 3. #2008-039-SR:** Summary Ruling application under Section 7.2 of the IWWR for activities and disturbance in the wetlands and upland review areas in conjunction with filling and grading and installation of drainage pipes on property located at **122 Walnut Grove Road** in the RAA zone. Owner/Apppl.: Francesco Giordano. 65-day action period ends 6/5/2008. Received 4/1/2008. Per owner's request, walk re-scheduled for 4/27/2008. For action.
- 4. #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/Apppl.: Michael Cobelli. 65-day action period ends 6/19/2008. Received 4/15/2008. Walked 4/27/2008. For discussion/action.
- 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. Received 4/15/2008. Walked 4/27/2008. Determine significance.
- 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. Received 4/15/2008. Walked 4/27/2008. Application withdrawn 5/6/2008. Acknowledge withdrawal.

NEW ITEMS

7. **#2008-055-SR:** Summary Ruling application under Section 7 pursuant to Section 4.3 of the IWWR for filling, grading and excavating wetlands on property located at **463 North Street** in the RAA zone. Owner/Apl.: Mario Prisco. 65-day action period ends 7/10/2008. For receipt and schedule walk.

BOARD WALKS

To be scheduled:

- **#2008-055-SR:** Summary Ruling **463 North Street**, Prisco

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: 4/15/2008 (in 4/22/2008 packet) and 4/22/2008 (mailed 5/1/2008)

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

PUBLIC HEARINGS

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



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

**Tuesday, May 6, 2008
7:30PM* –Town Hall Annex
*following Inland Wetlands Board agenda**

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

PENDING ITEMS

- 1. #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. Tabled to May 6, 2008 per applicant's request 4/15/2008. For action.*
- 2. #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. Received 4/15/2008, walked individually. Tabled 4/22/2008 per applicant's request. For action.*

NEW ITEMS

- 3. #2008-051-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. *65-days to commence public hearing ends 7/10/2008. For receipt, schedule walk and schedule public hearing.*
- 4. #2008-054-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e. required by Section 3.2.C of the Ridgefield Zoning Regulations to install a fence around nursery school playground area behind the Yanity Gymnasium located at **60 Prospect Street** in the RA zone. Owner: Town of Ridgefield. Appl.: The Growing Tree Nursery School, LLC. *65-day action period ends 7/10/2008. For receipt and schedule walk.*

COMMISSION WALKS

to be scheduled:

- **#2008-051-SP:** Special Permit **225 South Salem Road**, Russell
- **#2008-054-REV(SP):** Revision to Special Permit, **60 Prospect Street**, The Growing Tree Nursery School, LLC

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: 4/15/2008 (in 4/22/2008 packet) and 4/22/2008 (mailed 5/1/2008)
For Distribution: 4/29/2008 (mailed 5/1/2008)

PUBLIC HEARINGS

to be scheduled:

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

May 13, 2008

- **#2008-047-SP:** Special Permit **220 Branchville Road**, The Leir Foundation, Inc., Ridgefield Foundation
- **#2008-049-SP:** Special Permit **246 West Lane**, Mantz

May 8, 2008, Thursday

- PZC Special Meeting: **Executive Session**-to discuss **pending litigation**