

**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 HEARING AGENDA**

**Tuesday, September 16, 2008  
7:30 PM – Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I:**       **#2008-096-SP-SR:** Summary Ruling Application under Section 7 for a wetlands crossing and activity within upland review areas in conjunction with residential lot development and a Special Permit to create an accessory dwelling unit in excess of 900 s.f. from an existing historical house on property located at **167 Silver Spring Road** in the RAA zone. Owners/Appls.: Jack McAuley and Sherry Kennedy. Auth. Agent: JFM Engineering, Inc. *Received 7/22/2008. 35 days to close public hearing ends 10/21/2008.*

**PLANNING AND ZONING COMMISSION**

**Item II:**       **#2008-096-SP-SR:** Special Permit application under Section 9.2 required by Section 3.3.D.1. to create an accessory dwelling from an existing historic residence having a floor area greater than 900 s.f., in conjunction with new home development on property located at **167 Silver Spring Road** in the RAA zone. Owners/Appls.: Jack McAuley and Sherry Kennedy. Auth. Agent: JFM Engineering, Inc. *Received 7/22/2008. 35 days to close public hearing ends 10/21/2008.*

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

**Tuesday, September 16, 2008  
7:30PM\* –Town Hall Annex**

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

\*following public hearings

**PENDING ITEMS**

- 1. IF PUBLIC HEARING CLOSED: #2008-096-SP-SR:** Summary Ruling Application under Section 7 for a wetlands crossing and activity within upland review areas in conjunction with residential lot development and a Special Permit to create an accessory dwelling unit in excess of 900 s.f. from an existing historical house on property located at **167 Silver Spring Road** in the RAA zone. Owners/Appls.: Jack McAuley and Sherry Kennedy. Auth. Agent: JFM Engineering, Inc. *Received 7/22/2008. Walked 9/7/2008. Public hearing commenced 9/16/2008. 35- day action period ends 10/21/2008. For action.*
- 2. #2008-101-SR:** Summary Ruling Application under Section 7.5 of the IWWR to install a pipe in a watercourse and associated wetlands disturbance on property located at **424 West Mountain Road** in the RAAA zone. Appl./Owner: Sapphire Development LLC. *Received and draft Resolution of Approval requested 9/2/2008. 65-day action period ends 11/6/2008. For discussion/action.*

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** 9/2/2008 (in 9/9/2008 packet)

**For distribution:** 9/9/2008

**PUBLIC HEARINGS**

**September 23, 2008**

- **CONTINUED: #2008-092-REZ-SP-S-SR:** Plenary Ruling **213 High Ridge Avenue,** Polverari

**October 7, 2008**

- **#2008-098-SP-PR:** Plenary Ruling **Lots 72-75 Third Lane,** Wood/Estate of Charles F. Dean, Jr.

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FINAL AGENDA  
PLANNING AND ZONING COMMISSION**

**Tuesday, September 16, 2008  
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**Lower Level Meeting Room  
66 Prospect St., Ridgefield, CT**

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

1. **If PUBLIC HEARING CLOSED: #2008-096-SP-SR:** Special Permit application under Section 9.2 required by Section 3.3.D.1. to create an accessory dwelling from an existing historic residence having a floor area greater than 900 s.f., in conjunction with new home development on property located at **167 Silver Spring Road** in the RAA zone. Owners/Appls.: Jack McAuley and Sherry Kennedy. Auth. Agent: JFM Engineering, Inc. *Received 7/22/2008. Walked 9/7/2008. Public hearing commenced 9/16/2008. 65-day action period ends 11/20/2008. For action.*

**NEW ITEMS**

2. **#2005-106-PR-SP: 638 Danbury Road, Laurelwood-Phase III,** request to remove two dead trees. Owner: Toll Brothers, Inc. *For discussion.*
3. **#2008-112-SP:** Special Permit application under Section 9.2 required by Section 3.3.D.2 of the Ridgefield Zoning Regulations to conduct a major home based business on property located at **233 Great Hill Road** in the RA zone. Owners/Appls.: Christopher M. and Susan A. Dighton. *65 days to commence public hearing ends 11/20/2008. For receipt, schedule walk and public hearing.*
4. CT Chapter of the American Planning Assoc., "State Plan of Conservation & Development and Sewer Planning" c/o P.D.

**COMMISSION WALKS**

**to be scheduled:**

- **#2008-112-SP:** Special Permit **233 Great Hill Road**, Dighton

**REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2002-14-SP:** request to release balance of bond (\$1,500.00) held for **St. Mary's Church** project, **183 High Ridge Avenue.** *PD recommends 100% release.*

**CORRESPONDENCE**

**MINUTES**

**For Approval:** 9/2/2008 (in 9/9/2008 packet)

**For Distribution:** 9/9/2008

## **PUBLIC HEARINGS**

to be scheduled:

- **#2008-112-SP:** Special Permit **233 Great Hill Road**, Dighton

**September 23, 2008**

- **CONTINUED: #2008-092-REZ-SP-S-SR:** Rezone, Special Permit, Subdivision **213 High Ridge Avenue**, Polverari

**October 7, 2008**

- **#2008-097-SP:** Special Permit **526 Barrack Hill Road**, Dreskin
- **#2008-098-SP-PR:** Special Permit **Lots 72-75 Third Lane**, Wood/Estate of Charles F. Dean, Jr.

**October 14, 2008**

- **#2008-104-SP:** Special Permit **70 Great Hill Road**, Gordon
- **#2008-105-SP-S:** Subdivision and Special Permits, **439 Danbury Road**, Riedy

## **SPECIAL MEETING**

**September 30, 2008**-work session-Ridgefield Center Study