

**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, September 23, 2008  
7:30 PM – Town Hall Annex**

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

**INLAND WETLANDS BOARD**

**Item I:** **CONTINUED: #2008-093-REZ-SP-S-SR:** Plenary Ruling application to conduct regulated activities in the upland review area, including construction of a detention basin and drainage structures in conjunction with a 6-lot subdivision, on property located at **213 High Ridge Avenue**. Owner: Kenneth Polverari. Appl.: Sturges Brothers, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 7/15/2008. 35 days to close public hearing ends 10/7/2008.*

**PLANNING AND ZONING COMMISSION**

**Item II:** **CONTINUED: #2008-093-REZ-SP-S-SR:** (1) Petition to Rezone a portion of 2.346 acres of land from R-A to R-10 and R-7.5; (2) application for a 6-lot subdivision of land in conjunction with a rezone from R-A to R-10 and R-7.5 and (3) application for Special Permit for construction of an accessway to serve 3 lots within a 6-lot subdivision on property located at **213 High Ridge Avenue**. Owner: Kenneth Polverari. Appl.: Sturges Brothers, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 7/15/2008. 35 days to close public hearing ends 10/7/2008.*

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

**Tuesday, September 23, 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: #2008-093-REZ-SP-S-SR:** Plenary Ruling application to conduct regulated activities in the upland review area, including construction of a detention basin and drainage structures in conjunction with a 6-lot subdivision, on property located at **213 High Ridge Avenue**. Owner: Kenneth Polverari. Appl.: Sturges Brothers, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 7/15/2008. Walked 7/13/2008. Public hearing commenced 9/2/2008 and continued to 9/16/2008. 9/9/2008 public hearing continued to 9/23/2008. 35- day action period ends 10/28/2008. For action.*
- 2. #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 and closed 9/16/2008. Draft Resolution of approval requested 9/16/2008. 35- day action period ends 10/21/2008. For action.*
- 3. #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. Motion to approve draft resolution remains on table, 9/16/2008. For action.*

**NEW ITEMS**

**BOARD WALKS**

**REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2005-047-PR:** request for release of \$1,000.00 bond on property located at **11 Woodlawn Drive**, Buccino. *IWA recommends 100% release.*

## **CORRESPONDENCE**

### **MINUTES**

**For approval:** 9/9/2008 (in 9/16/2008 packet)

**For distribution:** 9/16/2008

### **PUBLIC HEARINGS**

**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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66 Prospect St., Ridgefield, CT**

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- 1. IF PUBLIC HEARING CLOSED: #2008-093-REZ-SP-S-SR:** (1) Petition to Rezone a portion of 2.346 acres of land from R-A to R-10 and R-7.5; (2) application for a 6-lot subdivision of land in conjunction with a rezone from R-A to R-10 and R-7.5 and (3) application for Special Permit for construction of an accessway to serve 3 lots within a 6-lot subdivision on property located at **213 High Ridge Avenue**. Owner: Kenneth Polverari. Appl.: Sturges Brothers, Inc. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 7/15/2008. Walked 7/13/2008. Public hearing commenced 9/2/2008 and continued to 9/16/2008. 9/9/2008 public hearing continued to 9/23/2008. 65-day action period ends 11/27/2008. For action.*
- 2. #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/Applicants: Jack McAuley and Sherry Kennedy. Auth. Agent: JFM Engineering, Inc. *Received 7/22/2008. Walked 9/7/2008. Public hearing commenced and closed 9/16/2008. Draft Resolution of Approval requested 9/16/2008. 65-day action period ends 11/20/2008. For action.*

**NEW ITEMS**

- 3. #2008-111-REV(SPA):** Referral from the Planner to the Commission pursuant to Sec. 9.1.C.2 of the zoning regulations, request for revision to a Site Plan Approval for re-location of driveway outside of designated accessway, **25 Flat Rock Drive**. Appl./Owner: Edward Linekin. Auth. Agent: William Oberg. 65-day action period ends 11/27/2008. For discussion/action.
- 4. Request to re-schedule 10/5/2008 walk: #2008-112-SP:** Special Permit **233 Great Hill Road**, Dighton
- 5. #2008-113-REF:** Referral from the Planning Commission of the City of Danbury, application for Special Exception for adding traffic to roadway that carries in excess of 500 vehicle trips per day, for  $\pm 70,000$  s.f. new commercial construction at **100 Saw Mill Road** for Bidel, Inc. (a portion of the property with no development lies in the RAA zone within Ridgefield borders). Owner: Mulvaney Properties, LLC. Engineer: Artel Engineering. For discussion.

6. **#2008-114-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e. required by Section 3.2.B.3 of the zoning regulations to construct a pavilion on the Boys & Girls Club property located at **41 Governor Street** in the RA zone. Appl.: Geoff Stewart. Owner: Boys & Girls Club of Ridgefield, Inc. Auth. Agent: Terry Hughes. *65-day action period ends 11/27/2008. For receipt, schedule walk if necessary, discussion/action.*
7. **#2008-115-VDC:** Village District Application under Section 8.3 to install two hanging signs, two wall signs and two awnings on building located at **447 Main Street** (Rodier Flowers) in the CBD zone. *35 days to receive VDC report ends 10/28/2008. Receive and refer to VDC.*
8. **#2008-116-VDC:** Village District Application under Section 8.3 for signage and exterior improvements to existing building located at **23½ Catoonah Street (SAGI Cucina Italian – formerly Costa Azul)** in the CBD zone. Owner: 23 Catoonah St. Associates, LLC. Appl.: SAGI's, Inc. Auth. Agent: Bianca DeMasi Occhino. *35 days to receive VDC report ends 10/28/2008. Receive and refer to VDC.*

## COMMISSION WALKS

### To be re-scheduled:

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

## REQUESTS FOR BOND RELEASES/REDUCTION

## CORRESPONDENCE

## MINUTES

**For Approval:** 9/9/2008 (in 9/16/2008 packet)

**For Distribution:** 9/16/2008

## PUBLIC HEARINGS

### 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

### October 21, 2008

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

## SPECIAL MEETING

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