

## AGENDA

May 24, 2005  
8:00 p.m. - Old Town House

- I. APPROVAL OF MINUTES - Meeting of 5/10/05
- II. PUBLIC HEARINGS TO CONTINUE.
  1. Subdivision Application #504 "Mountainside Estates, Rose M. Natale (owner). 34 Mountain Road. Proposed subdivision of 19.4541 acres into 4 lots. Received 2/08/05. Presentation 2/22/05. Site Walk 3/12/05 and 4/02/05. Public Hearing opened 4/12/05, continued 4/26/05, 5/10/05 extension granted. Deadline to close 6/14/05.
- III. PUBLIC HEARINGS TO CLOSE
  1. Subdivision Application #502, 26 Diamond Hill Road, "Diamond Meadows" Robert & Diana Abshire (owners), Michael Mazzucco P.E. (agent). Proposed subdivision of 5 acres into 2 lots. Received 1/11/05. Presentation 1/25/05. Site Walk 2/26/05. Meeting of 3/8/05 canceled due to snow. Public Hearing opened 3/22/05; continued 4/12/05, 5/10/05 extension granted. Deadline to close 5/24/05.
  2. Resubdivision Application #503, 40 Putnam Park Road, Sandra Damascus & Eugene Michael (owners), John McCoy P.E. (agent). Proposed subdivision of 12.06 acres into 2 lots. Received 1/11/05. Presentation 1/25/05. Site Walk 2/26/05. Meeting of 3/8/05 canceled due to snow. Public Hearing opened 3/22/05; continued 4/12/05, 5/10/05 extension granted. Deadline to close 5/24/05.
- IV. ADMINISTRATIVE/POLICY
  1. Reference Application #324, Lot #S-1, 35 Whortleberry Road. Jennifer & Eric Seal To discuss alteration to stone wall and relocate driveway entrance on a designated Scenic Road.
  2. Reference Application #373, Lot #S-6A 87 Sherman Turnpike. Lon & Paula Schwear. Request for lot line change.
  3. Reference Application #479, Lot #2, 76 George Hull Hill Road. Phil Dolcimascolo, owner. Alteration to Lot Development Plan. New Lot Development Plan with attention to Land Requiring Special Precautions to be submitted. Schedule Site Walk.
  4. Reference Application #298, 40 Meeker Hill Road. Gregory Maroun owner. Driveway location and additional driveway and parking area not shown on approved site development plan. Decision needed prior to C.O. Site Walk 4/2/05. Owner to submit plan showing two parking spaces and drainage calculations as well as a draft Driveway Easement and Maintenance Agreement.

5. Reference Application #492 “Herman Affordable Housing Resubdivision” Lot 19A-1, 313 Newtown Turnpike. Request to alter driveway location. Site Walk scheduled for 4/23/05. As Built Survey at 20’ scale, one foot contours, as built elevations of garage and driveway, turning radii and parking spaces to be submitted.
6. Pending: Request to Abandon Sullivan Road. John and Linda Maxwell, owners of adjacent property. Roger Valkenburgh Esq., Attorney. Site Walks on individual basis. Report on Road history, K. von Jena received. Draft of historical easement to be submitted. Continued to 6/14/05.
7. Reference Application #424, Lot #2 and #3. 3 and 5 Charlie Hill Road. Paul Garavel Request to alter lot line.
8. Referral from Ridgefield. Eureka V LLC. 1). Application to change Zoning Text, Amend Town Plan of Conservation & Development. 2). Change Zoning Map, Amend Town Plan of Conservation & Development. Public Hearing 5/24/05. To Vote.
9. Referral from Zoning. Amendment to Section 5.9, Signs. To cover real estate open house events Public Hearing 6/22/05.

V. TO VOTE. COMMISSIONERS DISCUSS MODIFICATIONS AND CONDITIONS OF APPROVAL OR REASONS FOR DENIAL. INPUT FROM PUBLIC AT PUBLIC HEARING ONLY.

1. Subdivision Application #501, 52 Marchant Road, Adam Lubarsky (agent), 132 Redding Road, LLC (owner). Proposed subdivision of 4.976 acres into two lots. Received 11/23/04. Presentation 12/14/04. Site Walks on individual basis. Opening of Public Hearing scheduled for 1/11/05 cancelled due to weather. Public Hearing opened 1/25/05. Continued 2/08/05, 2/22/05, meeting of 3/8/05 canceled due to snow. Public Hearing closed 3/22/05. Deliberation 4/26/05, 5/10/05. Deadline to vote meeting of 5/24/05.

VI. CHAIRMAN’S REPORT