

**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, July 15, 2008  
7:30 PM – Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

- Item I:**           **CONTINUED: #2008-060-A:** Proposed Amendment to the Zoning Regulations-New Subsection 8.6 Prohibited Uses including Prohibition of Outdoor Wood Burning Furnaces and new Definition in Section 2.2-“Outdoor Woodburning Furnaces”. Commission initiated. *Public hearing commenced 7/1/2008.*
- Item II:**           **#2008-072-A:** Proposed amendment to the Ridgefield Zoning Regulations, Sections 3.4.B and D to clarify the language requiring a special permit for recreational facilities located in the front yards of residential homes, and to clarify that any illuminated recreational facility requires a special permit. Commission initiated.
- Item III:**          **#2008-073-A:** Proposed Amendment to the Ridgefield Zoning Regulations, Sections 3.2.C.4, 5.1.D.14, 5.2.D.21, 5.3.D.22, 5.4.D.8 and 5.5.D.8 to clarify that U-Verse Service Boxes (V-boxes) are included in the list of public utilities that require special permits. Commission initiated.

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

**Tuesday, July 15, 2008  
7:30PM\* –Town Hall Annex**  
\*following public hearings

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

**PENDING ITEMS**

- 1. #2008-069-SP-SR:** Summary Ruling Application under Section 7 pursuant to Section 4.3 of the IWWR to construct tennis courts in uplands adjacent to pond, for expansion of an existing recreational facility located at **748 Danbury Road**, in the RAA zone. Owner/Applicant: RAC Realty, LLC. Auth. Agent: Donnelly, McNamara & Gustafson, P.C. *65-day action period ends 8/7/2008. Received 6/3/2008. Walked 6/8/2008. Draft Resolution of Approval requested 7/8/2008. For action.*
- 2. #2008-082-REV(SP)-SR:** Summary Ruling application revision under Section 7.8 of the IWWR for proposed activity in the upland review area in conjunction with a revision to the special permit to install a swimming pool, spa, patio and wall on **Lot #1, Bryon Avenue** in the SD-R20 zone. Owner/Appl.: Country Club Development, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 7/1/2008. Walked 7/13/2008. 65-day action period ends 9/4/2008. For discussion/action.*
- 3. #2008-091-SR:** Summary Ruling Application under Section 7 pursuant to Section 4.5 of the IWWR for activity in the upland review area in conjunction with the re-development of a lot where a residence was lost to a fire, including driveway and grading within designated buffer area on property located at **17 Stony Hill Road** in the RAA zone. Owner/Appl.: James and Deborah Soyak. Auth. Agent: JFM Engineering, Inc. *65-day action period ends 9/11/2008. Received 7/8/2008. Walked 7/13/2008. For discussion/action*
- 4. #2008-092-SR:** Summary Ruling Application under Section 7 pursuant to Section 4.3 and Section 4.5 of the IWWR for activity and disturbance in the wetlands and upland review area to remove and replace wet well inlet culvert and wet well system and remove and replace pump house structure 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 9/11/2008. Received 7/8/2008. Walked 7/13/2008. For determination of significance/action.*

**NEW ITEMS**

- 5. #2008-093-REZ-SP-S-SR:** Summary 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. *65-day action period ends 9/18/2008. Walked 7/13/2008. For receipt/ determination of significance/authorize consultant review.*
- 6. #2008-094-REF:** Referral under Section 8-7d(f) of the Connecticut General Statutes to conduct regulated activities on property located at **82 Laurel Lane, Redding** (within 500' of Ridgefield's boundary). Town of Redding. *For discussion/action. Agent recommends finding of "no impact" to Ridgefield.*

**BOARD WALKS**

## **REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2005-053-SR-SP:** request for release of \$60,000.00 bond posted for retention pond, **94 Danbury Road**. *IWA recommend 100% release.*
- **#2007-006-PR-SP:** request for release of \$80,000.00 bond posted for wetlands activities, **21 South Street, Medical Building**. *IWA recommends 100% release.*

## **CORRESPONDENCE**

### **MINUTES**

**For approval:** July 1, 2008 (in July 8, 2008 packet)

**For distribution:** July 8, 2008

## **PUBLIC HEARINGS**

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

**Tuesday, July 15, 2008  
7:30PM\* –Town Hall Annex**

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

\*following Inland Wetlands Board agenda

**PENDING ITEMS**

- 1. IF PUBLIC HEARING CLOSED: #2008-060-A:** Proposed Amendment to the Zoning Regulations-New Subsection 8.6 Prohibited Uses including Prohibition of Outdoor Wood Burning Furnaces and new Definition in Section 2.2-“Outdoor Woodburning Furnaces”. Commission initiated. *Public hearing commenced 7/1/2008. For discussion/action.*
- 2. #2008-069-SP-SR:** Application for Special Permit under Sec. 9.2 pursuant to Section 3.2.C of the zoning regulations, to construct tennis courts for expansion of an existing recreational facility located at **748 Danbury Road**, in the RAA zone. Owner/Applicant: RAC Realty, LLC. Auth. Agent: Donnelly, McNamara & Gustafson, P.C. *65 days to commence public hearing ends 8/7/2008. Received 6/3/2008, walked 6/8/2008. Public hearing commenced and closed 7/8/2008. Draft Resolution of Approval requested 7/8/2008. 65-day action period ends 9/11/2008. For action.*
- 3. IF PUBLIC HEARING CLOSED: #2008-072-A:** Proposed amendment to the Ridgefield Zoning Regulations, Sections 3.4.B and D to clarify the language requiring a special permit for recreational facilities located in the front yards of residential homes, and to clarify that any illuminated recreational facility requires a special permit. Commission initiated. *For discussion/action.*
- 4. IF PUBLIC HEARING CLOSED: #2008-073-A:** Proposed Amendment to the Ridgefield Zoning Regulations, Sections 3.2.C.4, 5.1.D.14, 5.2.D.21, 5.3.D.22, 5.4.D.8 and 5.5.D.8 to clarify that U-Verse Service Boxes (V-boxes) are included in the list of public utilities that require special permits. Commission initiated. *For action. P.D. recommends table.*
- 5. #2008-079-A:** Proposed Amendment to the Ridgefield Zoning Regulations, Sections 5.2.C.9 and 5.3.C.7, Residential Uses in the B-1 and B-2 zones. Commission initiated. *Set public hearing date. (Suggest 9/9/2008)*
- 6. #2008-082-REV(SP)-SR:** Application for Revision to the Special Permit, under Section 9.2.A.7.e of the zoning regulations to permit the installation of a swimming pool, spa, patio and wall on **Lot #1, Bryon Avenue** in the SD-R20 zone. Owner/Appl.: Country Club Development, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *Received 7/1/2008, walked 7/13/2008. 65-day action period ends 9/4/2008. For discussion/ action.*
- 7. Discussion:** Village District Consultant. Appointment for 2008-2009.

## NEW ITEMS

8. **#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. *65-days to commence public hearing ends 9/18/2008. Walked 7/13/2008. For receipt and schedule public hearing.*

## COMMISSION WALKS

### REQUESTS FOR BOND RELEASES/REDUCTION

- **#2007-006-PR-SP:** request for release of \$260,000.00 bond posted for site work, public improvements and landscaping, **21 South Street**, Medical Building. *PD recommends retaining \$2,500.00.*

## CORRESPONDENCE

### MINUTES

**For Approval:** July 1, 2008 (in July 8, 2008 packet)  
**For Distribution:** July 8, 2008

### PUBLIC HEARINGS

#### to be scheduled:

- **#2008-079-A:** Amendment **Sections 5.2.C.9 and 5.3.C.7**, Commission Initiated
- **#2008-093-REZ-SP-S-SR:** Rezone, Subdivision, Special Permit **213 High Ridge Avenue**, Polverari  
**July 22, 2008**
- **#2008-077-SP:** Special Permit **18 Wilton Road West**, Paccadolmi
- **#2008-080-SP:** Special Permit **40 Ned's Lane**, Harrison