

**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**

**Tuesday, March 18, 2008  
7:00PM –Town Hall Annex  
\* Regular PZC meeting room**

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

**Item I:           Executive session to discuss pending Eureka V, LLC litigation  
Land Use Counsel to attend**



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

**Tuesday, March 18, 2008  
7:30PM –Town Hall Annex  
\*Board of Education Meeting Room**

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

**PENDING ITEMS**

1. **#2007-115-WV: (xr #2007-050-SR); 90 Spring Valley Road**-Richard Szentkuti, CV Building Concepts, follow-up report. *For discussion/action.*

**NEW ITEMS**

2. **#2008-034-SR:** Summary Ruling application under Section 7.2 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. For receipt and schedule walk.*

**BOARD WALKS**

to be scheduled:

- **#2008-034-SR:** Summary Ruling **195 Danbury Road (Ridgefield Parks and Recreation), TOR**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** 3/3/2008 and 3/4/2008  
**For distribution:** 3/11/2008

**PUBLIC HEARINGS**

**April 1, 2008**

- **CONTINUED: #2008-004-PR:** Plenary Ruling **Lot 72-75 Third Lane, Wood/Dean**

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

**Tuesday, March 18, 2008  
7:30PM\* –Town Hall Annex**  
\*following Inland Wetlands Board agenda

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

**PENDING ITEMS**

1. **#2008-003-SP:** Revision to Special Permit required by Section 9.2.A.7.e.ii of the zoning regulations to modify building #3 and parking layout on property located at **35-37 Danbury Road and 16 Roberts Lane** in the B-1 zone. Appl./Owner: Eppoliti Realty Co., Inc. Auth. Agent: Douglas MacMillan. *Received 1/15/2008. Walked 2/10/2008. Public hearing commenced 3/4/2008, continued to 3/11/2008. 65-day action period ends 5/15/2008. Public hearing commenced 3/4/2008, continued and closed 3/11/2008. Draft Resolution of Approval requested 3/11/2008. For action.*
2. **#2008-011-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e for a free-standing Subdivision sign on property located at **Lot #1, Bryon Avenue** in the SD-R20 zone. Owner: Country Club Development, LLC. Appl./Auth. Agent: Fred H. Whipple. *65-day action period ends April 17,2008. Received 2/12/2008 and tabled. Tabled 3/11/2008. For action ( pending receipt of AAC report).*

**NEW ITEMS**

3. **#2008-030-VDC:** Village District Application under Section 8.3 for signs to be installed at the **Hudson City Savings Bank** located at **2 Prospect Street** in the CBD zone. Owner: Charles Knoche. Appl./Auth. Agent: Michael Santoliquido. *35 days to receive VDC report ends 4/22/2008. For receipt and refer to VDC.*
4. **#2008-029-SPA:** Site Plan Application for Farmer's Market located on **Green Space east of Early Bird Café** (between 88-90 Danbury Road) *For distribution /for comment on 4/1/2008 c/o PD.*

**COMMISSION WALKS**

**March 30, 2008:**

- **#2008-022-REV(SP):** Revision **107-109 Danbury Road (Southwest Café)**, Copps Hill Common LLC

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For Approval:** 3/3/2008 and 3/4/2008  
**For Distribution:** 3/11/2008

## **PUBLIC HEARINGS**

**April 1, 2008**

- **#2008-013-REZ:** petition to rezone **Sunset Lane** and **30 Grove Street**; Zawacki

**April 8, 2008**

- **#2008-017-SP:** Special Permit **603 Danbury Road**, Seven Ridgefield Realty Corp
- **#2008-021-SP:** Special Permit **225 South Salem Road**, Russell

**April 22, 2008**

- **#2008-023-A:** Proposed amendment, **Sec. 3.3.D.1.C & 3.3.D.1.e**, Commission Initiated
- **#2008-024-A:** Proposed amendment, **Sec. 8.3.B.2, Sec. 8.3.C and 9.3.H.1**, Commission Initiated
- **#2008-025-A:** Proposed amendment, **Sec. 3.4**, Commission Initiated
- **#2008-026-A:** Proposed amendment, **Sec. 10-Appendix-10.1**, Commission Initiated
- **#2008-027-A:** Proposed amendment **Sec. 9.5.B.2 and Sec. 9.5.C.3**, Commission Initiated