

**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, April 22, 2008  
7:30 PM – Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

- Item I:** #2008-023-A: Proposed amendment to **Sections 3.3.D.1.c and 3.3.D.1.e** of the Ridgefield Zoning Regulations to clarify the size of lots where accessory apartments are permitted and when municipal sewers and public water supply are required. Commission initiated.
- Item II:** #2008-024-A: Proposed amendment to **Section 8.3.B.2, 8.3.C and 9.3.H.1** of the Ridgefield Zoning Regulations to clarify procedure and filing requirements for Village District Application approvals. Commission initiated.
- Item III:** #2008-025-A: Proposed amendment to **Section 3.4** to clarify that a detached garage is an accessory outbuilding. Commission initiated.
- Item IV:** #2008-026-A: Proposed amendment to **Section 10- Appendix-10.1 Application Fees** to establish a fee for processing zoning permits required for Change of Use and Home-Based Business (Sec. 3.3.B.1). Commission initiated.
- Item V:** #2008-027-A: Amendment to the Ridgefield Zoning Regulations – **Section 9.5.D.-** Notifications; to allow the ZBA to provide direct notification of ZBA applications and hearings to owners of property either abutting or within 100' of the land for which a variance is being requested. Commission Initiated.

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

**Tuesday, April 22, 2008  
7:30PM\* –Town Hall Annex  
\*following public hearings**

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

**PENDING ITEMS**

**NEW ITEMS**

1. **#2008-034-SR:** Summary Ruling application under Section 7 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. Received 3/18/2008. Walked 3/30/2008. Second walk, 4/13/2008. Tabled 4/15/2008. For action.*

**BOARD WALKS**

**April 27, 2008**

- **#2008-039-SR:** Summary Ruling **122 Walnut Grove Road, Giordano**
- **#2008-043-PD:** Summary Ruling **140 Wilton Road West, Price**
- **#2008-044-PD:** Summary Ruling **439 Silver Spring Road (Silver Spring Country Club), Flat Rock Corp.**
- **#2008-045-SR:** Summary Ruling **Canterbury Lane, Lot #1, Cobelli**

**REQUESTS FOR BOND RELEASES/REDUCTION**

**CORRESPONDENCE**

**MINUTES**

**For approval:** 4/8/2008 (in 4/15/2008 packet)

**For distribution:** 4/15/2008

**PUBLIC HEARINGS**

**May 6, 2008**

- **CONTINUED: #2008-004-PR: (xr-95129-SR) Plenary Ruling Lots 72-75 Third Lane, Wood/Dean**

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

**Tuesday, April 22, 2008**

**7:30PM\* –Town Hall Annex**

**\*following Inland Wetlands Board agenda**

**Lower Level Meeting Room**

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

**PENDING ITEMS**

- 1. IF PUBLIC HEARING CLOSED: #2008-023-A:** Proposed amendment to **Sections 3.3.D.1.c and 3.3.D.1.e** of the Ridgefield Zoning Regulations to clarify the size of lots where accessory apartments are permitted and when municipal sewers and public water supply are required. Commission initiated. *For action.*
- 2. IF PUBLIC HEARING CLOSED: #2008-024-A:** Proposed amendment to **Section 8.3.C, 8.3.B.2 and 9.3.H.1** of the Ridgefield Zoning Regulations to clarify procedure and filing requirements for Village District Application approvals. Commission initiated. *For action.*
- 3. IF PUBLIC HEARING CLOSED: #2008-025-A:** Proposed amendment to **Section 3.4** to clarify that a detached garage is an accessory outbuilding. Commission initiated. *For action.*
- 4. IF PUBLIC HEARING CLOSED: #2008-026-A:** Proposed amendment to **Section 10- Appendix-10.1 Application Fees** to establish a fee for processing zoning permits required for Change of Use and Home-Based Business (Sec. 3.3.B.1). Commission initiated. *For action.*
- 5. IF PUBLIC HEARING CLOSED: #2008-027-A:** Amendment to the Ridgefield Zoning Regulations – **Section 9.5.D.**-Notifications; to allow the ZBA to provide direct notification of ZBA applications and hearings to owners of property either abutting or within 100' of the land for which a variance is being requested. Commission Initiated. *For action.*
- 6. #2008-046-REV(SP):** Revision to Special Permit required by Section 9.2.A.7.e of the zoning regulations to allow a pediatric dentist's office on the second floor of the existing building located at **35 Coppins Hill Road** in the B-3 zone. Owner/Appl.: 35 Coppins Hill, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-day action period ends 6/19/2008. Received 4/15/2008, walked individually. Applicant requests table to 5/6/2008, pending receipt of parking calculations from consultant.*

**NEW ITEMS**

- 7.** Joint discussion at the request of the Conservation Commission: Zoning and subdivision issues pertaining to open space and conservation of natural resources.
- 8. #2008-049-SP:** Special Permit application under Section 9.2 as required by Section 3.3.A.2 and 3.4.D.3 of the Ridgefield Zoning Regulations to construct a detached garage, creating more than the maximum number (5) of garage spaces allowed in the RAA zone, in the front yard on property located at **246 West Lane** in the RAA zone. Owner: John Mantz. Appls.: John and Karen Mantz. *65-days to commence public hearing ends 6/19/2008. For receipt, schedule walk and public hearing.*

9. **#2008-050-DMV:** Request for approval of Automobile Dealer's or Repairer's license for Ridgefield Waterside Motors, LLC (contract purchaser) and approval of existing dealership location for the BMW dealership at **746 Danbury Road** in the B-2 and RAA zones. Owner: Eric Erhardt. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *For action.*

#### **COMMISSION WALKS**

##### **to be scheduled:**

- **#2008-049-SP:** Special Permit **246 West Lane**, Mantz

**April 27, 2008**

- **#2008-047-SP:** Special Permit, **220 Branchville Road**, The Leir Foundation, Inc. Ridgefield Foundation

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

#### **CORRESPONDENCE**

#### **MINUTES**

**For Approval:** 4/8/2008 (in 4/15/2008 packet)

**For Distribution:** 4/15/2008

#### **PUBLIC HEARINGS**

##### **to be scheduled:**

- **#2008-049-SP:** Special Permit **246 West Lane**, Mantz

**May 13, 2008**

- **#2008-047-SP:** Special Permit **220 Branchville Road**, The Leir Foundation, Inc., Ridgefield Foundation