

**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 1, 2008  
7:30 PM – Town Hall Annex**

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

**PLANNING AND ZONING COMMISSION**

- Item I:** #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.
- Item II:** #2008-062-A: Proposed Amendment to the Zoning Regulations, Section 7.9-Driveways, to require a Special Permit for driveways in excess of 14% grade. Commission initiated.
- Item III:** #2008-071-REV(SP): Application for Revision to the Special Permit, for parking lot and traffic circulation improvements, and modifications to existing recreational facilities, on property consisting of 16± acres, located at **90 East Ridge** (the Old High School) in the RA zone. Owner/App.: Town of Ridgefield. Auth. Agent: Charles R. Fisher, P.E.,L.S., Town Engineer. *Received 6/3/2008.35 days to close public hearing ends 8/5/2008.*

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

**Tuesday, July 1, 2008  
7:30PM\* –Town Hall Annex  
\*following public hearings**

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

**PENDING ITEMS**

**NEW ITEMS**

- #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. *65-day action period ends 9/4/2008. For receipt and schedule walk.*

**BOARD WALKS**

**to be scheduled:**

- **#2008-082-REV(SP)-SR:** Summary Ruling, **Lot #1, Bryon Avenue**, Country Club Development, LLC

**REQUESTS FOR BOND RELEASES/REDUCTION**

- **#2002-18-SR:** bond release request, **112 Mountain Road**, \$8,000.00 posted for wetlands-landscaping and e & s controls. *IWA recommends 100% release.*

**CORRESPONDENCE**

**MINUTES**

**For approval:** June 17, 2008 (in June 24, 2008 packet)  
**For distribution:** June 24, 2008

**PUBLIC HEARINGS**

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

**Tuesday, July 1, 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: #2008-060-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. *For action.*
- 2. IF PUBLIC HEARING CLOSED: #2008-062-A:** Proposed Amendment to the Zoning Regulations, **Section 7.9-Driveways**, to require a Special Permit for driveways in excess of 14% grade. Commission initiated. *For action.*
- 3. IF PUBLIC HEARING CLOSED: #2008-071-REV(SP):** Application for Revision to the Special Permit, for parking lot and traffic circulation improvements, and modifications to existing recreational facilities, on property consisting of 16± acres, located at **90 East Ridge** (the Old High School in the RA zone. Owner/Apl.: Town of Ridgefield. Auth. Agent: Charles R. Fisher, P.E.,L.S., Town Engineer. *Received 6/3/2008. Walked 6/8/2008. Public hearing commenced 7/1/2008.65-day action period ends 9/4/2008.For action.*

**NEW ITEMS**

- 4. #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/Apl.: Country Club Development, LLC. Auth. Agent: Donnelly, McNamara and Gustafson, P.C. *65-day action period ends 9/4/2008. For receipt and schedule walk.*
- 5. #2008-083-REV(SP):** Application for Revision to the Special Permit, under Section 9.2.A.7.e of the zoning regulations to renovate the 3<sup>rd</sup> floor of the annex building from dormitory rooms to three classrooms (interior only) on property located at **223 West Mountain Road (Ridgefield Academy)** in the RAAA zone. Owner: Ridgefield Academy, Inc. Apl./Auth. Agent: Larry E. McDowell. *65-day action period ends 9/4/2008. For receipt/action.*
- 6. #2008-084-REV(SP):** Application for Revision to the Special Permit, under Section 9.2.A.7.e of the zoning regulations for walkway enclosure at **Scotland School, 111 Barlow Mountain Road** in the RAA zone. Owner: Town of Ridgefield. Apl.: Ridgefield Public Schools. Auth. Agent: George Teri-Savage. *65-day action period ends 9/4/2008. For receipt/applicant requests discussion on 7/8/2008.*
- 7. #2005-106-PR-SP:** Semi-pervious driveway for water pump house access drive on property located at **638 Danbury Road** (Toll Brothers). Owner: Toll Land XVII, LP. Auth. Agent: Jack Lannaman, Senior Project Manager. *For discussion.*

## **COMMISSION WALKS**

**July 13, 2008**

- **#2008-080-SP:** Special Permit **40 Ned's Lane**, Harrison

**to be scheduled:**

- **#2008-082-REV(SP):** Revision **Lot #1, Bryon Avenue**, Country Club Development, LLC

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

## **CORRESPONDENCE**

### **MINUTES**

**For Approval:** June 17, 2008 (in June 24, 2008 packet)

**For Distribution:** June 24, 2008

## **PUBLIC HEARINGS**

**July 8, 2008**

- **#2008-069-SP-SR:** Special Permit **748 Danbury Road**, RAC Realty, LLC
- **#2008-070-SP:** Special Permit **188 Main Street**; Ballou

**July 15, 2008**

- **#2008-072-A:** Amendment-Section 3.4.D, Commission initiated.
- **#2008-073-A:** Amendment-U-Verse Service Boxes, Commission initiated.

**July 22, 2008**

- **#2008-077-SP:** Special Permit **18 Wilton Road West**, Paccadolmi
- **#2008-080-SP:** Special Permit **40 Ned's Lane**, Harrison