

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 8, 2008
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

- Item I:** **#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. *Received 6/3/2008. 35 days to close public hearing ends 8/12/2008.*
- Item II:** **#2008-070-SP:** Application for Special Permit under Sec. 9.2 pursuant to Section 3.3.D of the zoning regulations, to restore the carriage house apartment to its original size (1,383± sq. ft.) on property located at **188 Main Street** in the RA zone. Owner/Appl.: Lance C. Ballou. Auth Agent: Donnelly, McNamara and Gustafson, P.C. *Received 6/3/2008. 35 days to close public hearing ends 8/12/2008.*

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



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

**Tuesday, July 8, 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. For action.*

NEW ITEMS

2. **#2008-089-REF:** Referral from the Town of Wilton regarding an application for regulated activities on residential property located at 42 Weeburn Lane adjacent to the Town of Ridgefield. Owner: Joe Farhi. *For receipt/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 an existing developed lot replacing a residence 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. For receipt and schedule walk*
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. For receipt and schedule walk.*

BOARD WALKS

to be scheduled:

- Summary Ruling, **213 High Ridge Avenue**, Sturges Bros. (tentative)
- **#2008-091-SR:** Summary Ruling **17 Stony Hill Road**, Soyak
- **#2008-092-SR:** Summary Ruling **439 Silver Spring Road**, Flat Rock Corp.

July 13, 2008

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

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: June 24, 2008 (in July 1, 2008 packet)
For distribution: July 1, 2008

PUBLIC HEARINGS

NOTE: Anyone requiring special accommodations due to disability should contact the Planning & Zoning Office at (203) 431-2766



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

**Tuesday, July 8, 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: #2008-069-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 7/8/2008. 65-day action period ends 9/11/2008. For action.*
- 2. IF PUBLIC HEARING CLOSED: #2008-070-SP:** Application for Special Permit under Sec. 9.2 pursuant to Section 3.3.D of the zoning regulations, to restore the carriage house apartment to its original size (1,383± sq. ft.) on property located at **188 Main Street** in the RA zone. Owner/Appl.: Lance C. Ballou. Auth Agent: Donnelly, McNamara and Gustafson, P.C. *65-day to commence public hearing ends 8/7/2008. Received 6/3/2008, walked 6/8/2008. Public hearing commenced 7/8/2008. 65-day action period ends 9/11/2008. For action.*
- 3. #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/Appl.: 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, closed and draft Resolution of Approval for Phase I requested 7/1/2008. 65-day action period ends 9/4/2008. For action.*
- 4. #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. Appl.: Ridgefield Public Schools. Auth. Agent: George Teri-Savage. *65-day action period ends 9/4/2008. Received 7/1/2008. Application withdrawn 7/8/2008. Acknowledge withdrawal.*

NEW ITEMS

- 5. #2008-090-VDC:** Village District Application under Section 8.3 to install two signs on building located at **20 Prospect Street** in the CBD zone. Owner: Aron and Judy Hirt-Manheimer. Appl.: Susi Manheimer. *35 days to receive VDC report ends 8/12/2008. For receipt/refer to VDC.*

COMMISSION WALKS

to be scheduled:

- Subdivision, **213 High Ridge Avenue**, Sturges Bros. (tentative)

July 13, 2008

- **#2008-080-SP:** Special Permit **40 Ned's Lane**, Harrison
- **#2008-082-REV(SP)-SR:** Revision, **Lot #1, Bryon Avenue**, Country Club Development, LLC

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: June 24, 2008 (in July 1, 2008 packet)

For Distribution: July 1, 2008

PUBLIC HEARINGS

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