

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 HEARING AGENDA**

**Tuesday, June 3, 2008
7:30 PM – Town Hall Annex**

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

PLANNING AND ZONING COMMISSION

Item I: **#2008-056-SP:** Special Permit application under Section 9.2 as required by Section 3.4.D of the Ridgefield Zoning Regulations to install an in-ground pool and spa in the front yard on property located at **122 Nod Hill Road** in the RAA zone. Owner/Appl.: Agostinho and Sarah Ribeiro. *Received 5/13/2008. 35 days to close public hearing ends 7/8/2008.*

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

**Tuesday, June 3, 2008
7:30PM* –Town Hall Annex**

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

*following public hearing

PENDING ITEMS

1. **#2008-043-PD:** Summary Ruling application under Section 7 pursuant to Section 4.3 of the IWWR for pond dredging on property located at **140 Wilton Road West** in the RAA zone. Owners: Joann and Louis Price. Auth. Agent: Nazzaro, Inc. *65-day action period ends 6/19/2008. Received 4/15/2008. Walked 4/27/2008. 5/6/2008 determination made, application remains summary ruling. 5/13/2008 tabled. Draft Resolution of Approval requested 5/20/2008. For action.*

NEW ITEMS

2. **#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. For receipt and schedule walk.*

BOARD WALKS

to be scheduled

- **#2007-115-WV: 80 & 90 Spring Valley Road;** Szentkuti c/o Jeff and Lauren Hubsher
- **#2008-069-SP-SR:** Summary Ruling, **748 Danbury Road**, RAC Realty, LLC

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For approval: May 13, 2008 (in May 20, 2008 packet)

For distribution: May 20, 2008 (mailed May 29, 2008)

PUBLIC HEARINGS

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

**Tuesday, June 3, 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: #2008-056-SP:** Special Permit application under Section 9.2 as required by Section 3.4.D of the Ridgefield Zoning Regulations to install an in-ground pool and spa in the front yard on property located at **122 Nod Hill Road** in the RAA zone. Owner/Appl.: Agostinho and Sarah Ribeiro. *Received 5/13/2008. Public hearing commenced 6/3/2008. 65-day action period ends 8/7/2008. For action.*

NEW ITEMS

- 2. #2008-064-REV(SP):** Revision to Special Permit under Section 9.2.A.7.e of the Ridgefield Zoning Regulations as required by Sections 7.2.E.3, 7.2.E.4, 7.2.E.8 and 7.2.E.11 of the Ridgefield Zoning Regulations to install identification and traffic control signs, including wall mounted and freestanding styles, on property located at **14-24 Danbury Road (Webster Bank)** in the B-1 zone. Owner: JMF, LLC. Appl./Auth. Agent: Lauretano Sign Group. *65-day action period ends 8/7/2008. For receipt/discussion/action.*
- 3. #2008-066-REF:** Referral under Section 8-24 of the CGS for proposed donation of land to the Town of Ridgefield by the heirs to Gertrude Spitz, property located on **Lakeview Drive** (Assessor's map numbers F08-082 and F08-083). *35-day action period ends 7/8/2008. For action.*
- 4. #2008-067-VDC:** Village District Application under Section 8.3 to install handicap ramp, building signage and awning with signage on building located at **32 Prospect Street (Nature's Temptation)** in the CBD zone. Owner: Italian American Mutual Aid Society. Appl.: Jeff Konchacski. Auth Agent: MacMillan Architects. *35 days to receive VDC report ends 7/8/2008. For receipt/refer to VDC.*
- 5. #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. For receipt, schedule public hearing and site walk.*
- 6. #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 it 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. For receipt, schedule public hearing and site walk.*

7. **#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. 65-day to commence public hearing ends 8/7/2008. For receipt, schedule public hearing and site walk.

8. Proposed Amendments to the Zoning Regulations c/o PD. For discussion.

COMMISSION WALKS

to be scheduled

- **#2008-069-SP-SR:** Special Permit, **748 Danbury Road**, RAC Realty, LLC
- **#2008-070-SP:** Special Permit **188 Main Street**; Ballou
- **#2008-071-REV(SP):** Revision to Special Permit **90 East Ridge**; Town of Ridgefield

REQUESTS FOR BOND RELEASES/REDUCTION

CORRESPONDENCE

MINUTES

For Approval: May 13, 2008 (in May 20, 2008 packet)

For Distribution: May 20, 2008 (mailed May 29, 2008)

PUBLIC HEARINGS

to be scheduled:

- **#2008-069-SP-SR:** Special Permit **748 Danbury Road**, RAC Realty, LLC
- **#2008-070-SP:** Special Permit **188 Main Street**; Ballou
- **#2008-071-REV(SP):** Revision to Special Permit **90 East Ridge**; Town of Ridgefield

June 10, 2008

- **#2008-051-SP:** Special Permit **225 South Salem Road**, Russell

July 1, 2008

- **#2008-060-A:** Amendment-Prohibition of Outdoor Wood Burning Furnaces, Commission initiated.
- **#2008-062-A:** Amendment- Section 7.9-Driveways, Commission initiated.