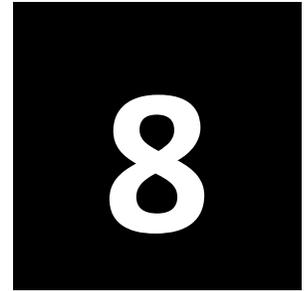


IMPLEMENTATION



Overview

The Plan of Conservation and Development cannot be implemented by its recommendations alone. While the Planning and Zoning Commission has the primary responsibility of implementing the Plan, the Commission does not have the authority to implement all of the Plan's recommendations by itself. Successful implementation of the Plan is the responsibility of residents, applicants, agencies, and individuals who care about the future of Wilton.

Implementation of the Plan of Conservation and Development is a gradual and continual process. While some recommendations can be carried out in a relatively short period of time, others may take longer and some may only be realized towards the end of the planning period.

Plan Implementation Committee

Many recommendations will require the cooperation of local boards and commissions such as the Board of Selectmen, Conservation Commission, Board of Finance, and other agencies. Coordinated efforts on the part of many people are necessary to make the Plan a reality.

To accomplish this, it is recommended that the Town establish a Plan Implementation Committee. Such a committee would be under the aegis of the Planning and Zoning Commission and could oversee implementation of the actions recommended in this Plan by using the Implementation Table. The Town's various boards and commissions should be represented on the Committee to help prioritize, coordinate and refine implementation of the Plan. The status of plan implementation should be reviewed on an annual basis by the Planning and Zoning Commission.

Implementation Tools

The tools available to the Commission for implementing the Plan's recommendations are indicated below. If utilized, they can be very effective in implementing the recommendations of the Plan. Overall, the Plan serves as a guide for the Planning and Zoning Commission and other Town agencies and officials.

- **Zoning Regulations** - regulate land uses and activities and are an important tool to implement the Plan provided they are updated to reflect the Plan's recommendations.
- **Subdivision Regulations** - regulate land subdivision and street configuration and, if they reflect the Plan's recommendations, are another important implementation tool.
- **Capital Improvements Program** - the budget for major capital expenditures in Wilton that reflects local needs, priorities, and fiscal constraints that may exist.
- **Referral of Municipal Improvements** - State statutes (CGS 8-24) require the referral of proposed municipal improvements to the Planning and Zoning Commission for a report before any local action is taken.

Implementation Schedule

Implementation of the Plan is an ongoing process. While the Town can carry out some recommendations in a relatively short period, others may only be realized by the end of the planning period or beyond. Since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.

Many of the recommended policies and tasks in this plan are beyond the purview of the Planning and Zoning Commission. Recognizing this, the tables identify which Town entity would likely be the lead or involved with the efforts based on their scope of duties and jurisdiction. In many instances, the responsibilities are shared by a number of entities (see sidebar).

Priorities are identified in the tables for tasks and ranked according to a three-step scale. Short Term priorities are items that are either time-sensitive to address an important issue or are relatively easy to implement and can be handled within one to three years. Medium Term priorities are tasks that are not as time sensitive or may be more difficult to implement due to funding constraints or complexity. Medium priorities should generally be addressed within four to six years from adoption of this Plan. Longer Term priorities are typically longer-range items that might require a “wait and see” approach or are preceded by higher priorities. These may be addressed towards the end of the planning period.

Policies and Tasks

The implementation table outlines two types of recommendations – tasks and policies.

Tasks are activities which can be clearly defined and can be monitored in terms of completion. Policies are continuing types of activities that may never be fully completed. They may be policies to maintain or considerations that are not expected to go away. Such activities are difficult to monitor in terms of implementation and do not lend themselves to target completion dates.

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Task



Policy

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Short Term (0 to 3 years)

2

Medium Term (4 to 6 years)

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Longer Term (7 to 10 years)

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Natural Resources

Preserve and conserve important natural resources		Who	Priority
	Maintain professional staff.	PZC - BOS - CC - BOF	
	Ensure that development on “greenfields” protects resources.	PZC	
	For previously developed sites (“greyfields”), ensure that site conditions are improved over current conditions when redeveloped.	PZC	
	Continue to provide and enhance public education.	All	
	Reevaluate regulations to enable Wilton to guide its development towards the policies in this Plan.	PZC	

Protect water resources & reduce storm water runoff		Who	Priority
	Ensure that the Town is up-to-date in its storm water management planning (NPDES) requirements.	DPW	
	Consider requiring Low Impact Development (LID) techniques for all new development, including Town projects and road projects.	PZC - DPW	2
	Assist property owners along the Norwalk River with retrofitting properties using LID principles.	Staff - CC	
	Ensure that redevelopment incorporates measures to improve storm water quality and quantity.	PZC	
	Ensure expert engineering review of projects with potential storm water impacts.	PZC - IWC	
	Require drainage review for all projects that exceed a certain threshold of land clearing or a certain percentage of impervious surface.	PZC	1
	Reduce impervious surfaces by adopting impervious coverage allowances for all zoning districts or amending regulations to decrease need for impervious surfaces.	PZC	2
	Ensure that redevelopment reduces runoff from current conditions.	PZC	
	Encourage landowners to retain storm water, such as by using rain barrels or planting rain gardens.	Staff - CC	
	Ensure that development over aquifers incorporates measures to protect the aquifer.	PZC	
	Consider adopting a septic management ordinance.	BOS	3

	Investigate measures to reduce the presence of medical waste in water resources.	CC	3
	Continue to assess the ecological and health implications of winter road salting and investigate alternatives.	BOS - DPW	
	Continue to monitor surface waters to maintain accurate assessments of pollution risks, to determine if additional regulations are needed to reduce sources of pollution, and to measure progress.	Staff - CC	
	Educate the public on the Norwalk River's TDML criteria so that individuals can make informed decisions.	Staff - CC	
	Educate on the benefits of riparian and wetlands protection.	Staff - CC	
	Promote school curricula that focus on the Norwalk River.	Staff - CC	
	Educate residents on how their well water use can impact neighbors.	Staff	
	Continue to participate in regional efforts to implement the Norwalk River Action Plan and assess future cumulative impacts on river due to development in region; work with State to protect river.	Staff	
	Establish a database on well water by using information submitted to the local health department for each new well and complaints received.	HD	1
	Monitor well water quantity issues by reviewing data annually.	HD	
	Explore the need for a drought ordinance.	BOS	2

Protect habitat		Who	Priority
	Protect areas identified on the Natural Diversity Database.	ALL	
	Minimize the clearing of forest habitat when sites are developed by ensuring sites are designed to place development away from habitat areas and by minimizing land clearing during construction.	PZC	
	Encourage the creation of backyard habitat and recognize efforts.	CC	
	Determine appropriate methods to manage nuisance species.	Staff - CC	3

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Protect trees		Who	Priority
	Continue to raise public awareness of importance of trees, encourage landowners to plant trees, and consider becoming a Tree City USA.	Staff - CC - TREE C	
	Consider requiring a drainage review when a certain amount of land is cleared of vegetation.	PZC - BOS	1
	Explore other mechanisms to minimize the clearing of trees.	PZC - Staff - CC	1
	Conduct a Town-wide inventory and assessment of street trees.	TREE C	2
	Continue to implement the Wilton Center Tree Plan.	TREE C	
	Continue to commit capital funding annually for public tree maintenance and plantings.	BOS	

Reduce energy consumption and carbon emissions		Who	Priority
	Work with the Wilton Energy Commission to develop a more detailed action plan.	BOS	1
	Require all Wilton municipal & school buildings to meet or exceed LEED Silver standard, or prevailing comparable international standard.	BOS	
	Explore incentives to encourage private sector and residents to invest in energy saving and environmental benefits of LEED certified design and construction.	EC	2
	Update the energy usage for the Town's municipal offices, schools and library on a regular basis and use the information to manage energy consumption and recognize outstanding accomplishments.	EC	
	Encourage municipal purchase and use of equipment and appliances with the EPA Energy Star designation.	EC	
	Continue to provide local property tax incentives for installation of alternative energy sources and provide documentation that installations will not increase tax assessment of a property.	BOS	
	Review regulations to identify appropriate opportunities for alternative energy systems.	PZC - EC	1
	Promote and communicate incentives.	EC	
	Establish an annual recognition program for residents and businesses that have employed sustainable energy efforts.	EC - BOS	2
	As the Town milestone of purchasing 20% of its power from clean renewable sources by 2010 is reached, increase commitment by 2% each year.	BOS	

Open Space and Greenways

Create greenways		Who	Priority
	Continue to investigate the feasibility of trails within the State Right of Way for Route 7	Staff - CC - PZC - BOS	
	Move forward with the Norwalk River Walk.	BOS – PZC - CC	
	Identify other greenway opportunities.	CC	
	Look for opportunities along railroad rights-of-way.	CC	

Continue efforts to acquire open space		Who	Priority
	Maintain / develop relationships with large land owners to encourage preservation of their land.	Staff - CC	
	Maintain strong relationships with land trusts to facilitate partnerships in preservation.	Staff - CC	
	Revise subdivision regulations to require open space set asides to reflect upland to wetland ratio of parcel.	PZC	2

Explore open space acquisition funding mechanisms		Who	Priority
	Reestablish annual contributions to the Open Space Fund.	BOS	2
	Amend subdivision regulations to allow fees in lieu of open space and place fees in the Open Space Fund.	PZC	2
	Investigate the suitability of establishing a Land Acquisition Fund.	BOS - CC – Staff	2
	Continue to use bonding; supplement with grants.	BOS - Staff	
	Continue to support federal legislative initiatives for tax incentives.	BOS	

Manage existing open space		Who	Priority
	Continue to utilize the Town's GIS to create accurate trail maps of existing open space.	Staff	
	Update the Open Space Plan map and trail inventories annually.	Staff	
	Continue annual funding for the maintenance of the open space.	BOS	
	Where feasible and appropriate, upgrade paths to be ADA-accessible.	BOS - CC - PRC	
	Continue to improve the function and appearance of existing trails, including along the river.	CC - PRC	

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Wilton's Character

Protect historic resources		Who	Priority
	Provide annual funding for Historic Districts and Historic Properties Commission activities.	BOS	
	Become a Certified Local Government to expand funding opportunities for historic preservation.	BOS	2
	Consider updating the demolition delay ordinance to allow up to an 180 day delay.	BOS	2
	Amend adaptive use regulations to allow expansions that are greater than 10% of the total gross floor area.	PZC	1
	Continue to allow flexibility in dimensional requirements for historic and architecturally significant buildings. Monitor the success of this provision and consider expanding eligibility or increasing dimensional flexibility.	PZC	
	Explore providing tax relief for inhabitants of historic structures.	BOS	3
	Support the creation of local historic districts, where appropriate.	ALL	

Preserve scenic roads and scenic views		Who	Priority
	Update the zoning regulations to strengthen protection for ridgelines and ridge tops.	PZC	3
	Promote the designation of additional local scenic roads.	BOS	
	Strengthen the existing stonewall guidelines to better ensure the preservation and restoration of stonewalls along roadways.	BOS - Staff - CC	
	Review zoning regulations to ensure that solid fences and walls and alterations to stonewalls will have minimal impact on public safety & roadway character.	PZC	2
	Continue PA 490; continue to define eligibility as those parcels identified as important priorities in POCD & any parcel at least 2x size of min. acreage for zone.	BOS - PZC	

Minimize light and noise pollution		Who	Priority
	Encourage property owners to retrofit lighting to reduce light pollution.	Staff - PZC	
	Continue to ensure that adequate buffers are provided between commercial and residential uses.	PZC	
	Continue to require a special permit for those uses that may create noise.	PZC	

Residential Development

Protect residential neighborhoods		Who	Priority
	Maintain overall residential densities.	PZC	
	Update zoning to address out-of-scale new housing.	PZC	2
	Ensure that development along Route 7 provides adequate buffers when adjacent to residential neighborhoods.	PZC	

Address housing needs		Who	Priority
	Explore tools to retain smaller houses.	PZC	1
	Identify opportunities for creating new, smaller housing units.	BOS - PZC	1
	Ensure that new neighborhoods occur in appropriate areas and are well-landscaped and walkable.	PZC	
	Review zoning regulations to ensure that there are not disincentives to retaining existing houses.	PZC	2
	Explore tools to convert existing houses into affordable units.	PZC	2
	Explore options for retaining affordable units that are due to “expire.” Meet with property owners to discuss long term plans for units.	Staff	2
	Investigate programs to allow seniors to age in place.	SS	1
	Share the Town’s goals for meeting housing needs with lenders and affordable housing providers.	BOS	
	Consider establishing a Housing Committee.	BOS	1

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Villages

Ensure that Wilton Center remains the cultural, social and business center of Town		Who	Priority
	Consider establishing a Main Street Program to help promote Wilton Center businesses.	BOS	3
	Improve pedestrian connections <u>leading into</u> Wilton Center, including adding sidewalks.	DPW - BOS - PZC	
	Build pedestrian bridges from the train station to Wilton Center and from Route 7 to Wilton Center.	BOS	1
	Complete sidewalk network <u>within</u> Wilton Center and ensure that sidewalks are uniform.	DPW - BOS - PZC	
	Provide additional pedestrian amenities in Wilton Center, such as benches.	BOS	
	Consider measures to slow traffic on Old Ridgefield Road.	TRAF C	
	Build the Hubbard Road connector.	BOS	3
	Generally encourage larger, landscaped front setbacks in Wilton Center.	PZC	
	Conduct a feasibility study for the River Walk.	BOS	2
	Focus on building northern & southern sections of River Walk and then focus on route within Wilton Center.	BOS	
	Explore the possibility of creating shared, centralized parking.	TRAF C - PZC - BOS	2
	Explore providing public transit to Wilton Center, such as bus service, shuttles or trolleys.	BOS	3

Explore development options in Cannondale that reflect the historic setting and scale of existing patterns		Who	Priority
	Determine the boundary of Cannondale for planning purposes.	PZC	2
	Ensure that residents of Cannondale are involved throughout the process.	PZC	
	Create a detailed vision for Cannondale and a master plan based on the vision.	PZC	2
	Amend zoning as needed to implement the plan.	PZC	2

Promote shift from automobile-oriented development to pedestrian scale neighborhoods in Georgetown		Who	Priority
	Review zoning provisions to ensure they encourage smaller scale development.	PZC	2
	Explore tools to retain smaller housing units in Georgetown.	PZC	2
	Monitor trends in Georgetown related to Gilbert and Bennett factory redevelopment.	BOS - PZC - Staff	
	Create a master plan to capture opportunities in Georgetown.	PZC	2
	Ensure that Georgetown residents are involved throughout the process.	PZC	

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Business Development

Improve town economic development capacity **Who** **Priority**

	Consider creating an economic development commission (EDC).	BOS	2
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Maintain Route 7 development intensities **Who** **Priority**

Norwalk line to Lamberts Corner:

	Maintain existing zones with minor adjustments where zones do not correspond to parcel boundaries.	PZC	
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	Maintain large setbacks, with landscaped frontage.	PZC	
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From Lamberts Corner to Cannon Road:

	Explore zoning tools that might allow additional business uses, provided such uses contribute positively to overall character of this area.	PZC	2
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	Improve pedestrian amenities.	BOS - PZC	
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	Encourage limited support services near the Wilton Train Station.	PZC	
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From Cannon Road to Ridgefield line (also see Wilton Center):

	Maintain existing zoning.	PZC	
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	Improve pedestrian amenities.	BOS	
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Corridor-wide:

	Amend the adaptive use regulations to encourage greater use in the Route 7 corridor.	PZC	2
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	Continue to manage the number and locations of curb cuts.	PZC	
--	---	-----	--

	Conduct a commercial build out analysis for the Route 7 Corridor.	PZC	1
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Improve the appearance of the Route 7 corridor **Who** **Priority**

	Ensure that new development includes landscaping / greenery and pedestrian amenities.	BOS - PZC - TREE C	
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	Encourage existing development to retrofit or improve frontage.	Staff	
--	---	-------	--

	Continue to encourage the consolidation of curb cuts.	PZC	
--	---	-----	--

	Replicate the Wilton Center Tree Plan for the Route 7 Corridor.	TREE C	2
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	Extend design review to all commercial zones.	PZC	3
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Community Facilities

Plan for Town Hall complex needs		Who	Priority
	Create a facilities plan.	BOS	2
	Involve public input throughout process and include a public education component to build support.	BOS	

Address the needs of other community facilities		Who	Priority
	Ensure that Fire Station 2 continues to serve western Wilton.	BOS	
	Analyze options for meeting expansion needs of Fire Station 2 on-site, on other sites, or by sharing services with neighboring communities.	BOS - Fire Comm.	2
	Address the septic system problems at the Miller Driscoll School.	BOS - BOE	2
	Aim to reduce the demand for the parking at the High School.	BOE	
	Continue to plan for the accommodation of Pre-K students at Miller Driscoll.	BOE	
	Pursue additional passive recreation opportunities, including moving forward with the trails at Allen's Meadow and the River Walk.	PRC - BOS	
	Determine priorities for future recreation facilities.	PRC - BOS	
	Work regionally to address transportation gaps for seniors and disabled residents.	BOS - SS	
	Move the Dial-a-Ride program to the Social Services Department.	BOS - SS	2
	Explore the provision of satellite or kiosk-type library services over the long term.	BOS - Library	3
	Encourage private and non-profit community facilities and cultural facilities.	ALL	

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Ensure water and sewer policies reflect land use goals		Who	Priority
	Ensure that extensions of sewer or water lines to unserved areas are in accordance with the Water & Sewer Plan, unless addressing a public health issue.	WPCA	
	Continue to require the provision of fire water cisterns when development cannot be served by public water.	PZC	
	Work with the WPCA, especially to coordinate sewer service areas, and to create the sewer service maps required by DEP.	PZC - WPCA	
	Encourage the WPCA to request reports from the land use department.	Staff - WPCA	

Ensure other utilities are adequate		Who	Priority
	Promote infiltration rather than diverting runoff into the Town's drainage system (see Conservation Strategies).	PZC - DPW - IWC	
	Encourage gaps in wireless coverage to be addressed by providers.	BOS - Public Safety	
	Encourage energy conservation and development and implementation of sustainable energy alternatives (see Conservation Strategies).	EC	
	Adopt telecommunications tower siting principles.	BOS	3
	Work with telecommunications entities to promote a modern telecommunications network.	BOS	

Use technology to make government processes more efficient		Who	Priority
	Develop a strategy to get more information online.	Staff - BOS	2
	Expand on-line services.	BOS	
	Ensure there is adequate capacity and back-up to transition to digital storage.	Staff	
	Require that land use applications, site plans, etc., are submitted in digital format.	PZC	2
	Implement a town-wide GIS.	Staff - BOS	

Transportation

Address traffic issues		Who	Priority
	Continue to require traffic impact analyses for land uses that have the potential to generate higher traffic volumes.	PZC	
	Review zoning regulations to determine for which uses road classification should play a role in location standards. Update the regulations based on findings.	PZC	3
	Continue to encourage development to incorporate access management provisions, including the reduction and consolidation of curb cuts.	PZC	
	Identify congested intersections where minor improvements can alleviate problems.	TRAFF C - Police- BOS	
	Encourage large employers to implement transportation demand management.	PZC	
	Consider incorporating transportation demand management criteria into the site plan approval process.	PZC	2
	Continue to oppose the construction of a Super 7 Expressway.	BOS	

Maintain Town roads		Who	Priority
	Adopt a Pavement Management System to more efficiently program road improvements.	DPW	2

Promote better transit service and use		Who	Priority
	Work with major employers & residents to identify schedule gaps; work with transit providers to address gaps.	BOS	
	Continue to support the Danbury Branch improvements.	BOS	
	Support the reestablishment of a train station on Kent Road and expanded service in Georgetown.	BOS	
	Address needs at train station parking lots and take proactive approach to future improvements.	BOS	
	Work with the region, the State and transit providers to improve intermodal connections.	BOS	

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- SS** Social Services (Staff or Commission)
- Staff** Town Staff (Planning or Environmental Affairs)
- TRAF C** Traffic Commission
- TREE C** Tree Committee
- WPCA** Water Pollution Control Authority



Task



Policy

1

Short Term (0 to 3 years)

2

Medium Term (4 to 6 years)

3

Longer Term (7 to 10 years)

Walking and Biking

Improve the viability of walking and biking		Who	Priority
	Design and construct safe, secure and convenient system for pedestrians and bicyclists. Begin by completing sidewalk network in high priority areas.	BOS	
	Ensure sidewalks are maintained and repairs are timely.	BOS - DPW	
	Work with the State to ensure signalized intersections have adequate pedestrian crossings.	BOS - TRAFF C	
	Ensure that the site layout for new development is pedestrian-friendly.	PZC	
	Provide bike racks.	ALL	
	Consider requiring the provision of bike racks through zoning.	PZC	2
	Move forward with the River Walk and other pathways.	BOS	
	Ensure that road improvements, upgrades, and expansions consider the needs of all current and potential users including bicyclists and pedestrians.	BOS - DPW - PZC	
	Work with neighboring communities and the region to plan for pedestrian and bicycle improvements.	BOS	
	Embark on public education campaign to encourage walking & bicycling.	EC - SS - PRC	

CONCLUSION

9

The Plan of Conservation and Development has been developed to prepare the Town of Wilton for the challenges that it will face and opportunities that may arise during the next decade and beyond.

While preparing this Plan, a great deal of information was collected, analyzed, presented and discussed during interviews, meetings and workshops. Through this process, an overall vision, general goals and policies were developed, resulting in the specific strategies summarized throughout this Plan.

Still, the most important part of the planning process remains to be done. Once adopted, the Plan must be implemented in order for its strategies to be put into action and its vision fulfilled.

The Plan is intended as a guide to be followed in order to enhance the quality of life and the character of the Town of Wilton. The Plan is intended to be flexible in order to allow adjustments in how the specific goals and objectives are achieved, while maintaining stability in the long-term goals of the community.

During implementation, some goals may be achieved quickly and some goals will be achieved incrementally, as time, money, and public support allow. In some cases, the Town may find that conditions or public sentiment has shifted on goals or strategies. Such situations are to be welcomed since it indicates the Plan is being used.

The Plan of Conservation and Development is not static but a living document that is meant to be referenced, challenged and if changing circumstances warrant, amended to keep in tune with the goals and vision of the community. If the Town of Wilton is successful in implementing this Plan, the character of the community will be preserved and enhanced, making it an attractive place to work, shop, play, and live.

Intentionally blank

APPENDICES

10

Appendix A – Open Space Priorities

Location	Map / Lot
Belden Hill Road	100-8, 87-28
Cannon Road	21-13
Clover Drive / Wilton Acres	55-42
Honey Hill Road	8-6
Hurlbutt Street	33-2, 31-20
Huckleberry Hill Rd	138-2, 138-3
Lovers Lane	74-6
Mather Street	23-21
Old Mill Road	10-12-1
Nod Hill Road	78-5, 28-13
Old Farm Road	86-4-1
Ridgefield Road	88-38-39, 89-18, 108-7
Second Taxing District	105-12, 91-16, 101-2, 123-20, 124-23, 124-24, 127-74
Seeley Road	21-2, 21-9
Sturges Ridge Road	6-4
Turtlehead Road	52-15, 52-16, 65-5, 65-5-1, 65-6
Weston Town Line	10-11, 10-8, 10-7, 10-5, 9-13, 9-14, 9-6
