



Redding Zoning Commission – Meeting Minutes

Date: September 12, 2001

Town of Redding, Connecticut

8:00 p.m. – Town Hall Hearing Room

Present: Frank Taylor, Chairman; Gerry Casiello, Vice Chairman; Ben Gordon, Secretary; Commissioner Marshall Sanford; Alternate Carey Reilly seated for Hugh Karraker.

REGULAR MEETING

1. Approval of Minutes: regular meeting of August 8, 2001.

The Commission noted that the minutes were incorrectly dated August 6, 2001. Mr. Casiello moved that the minutes be accepted with the date corrected. Mr. Sanford seconded the motion and it was carried unanimously.

2. Item #2, regarding the public hearing, was taken up later in the meeting.

3. Item #3, regarding 280 Ethan Allen Highway, was skipped until later in the meeting since no one was initially available to present the application.

4. Discussion of letters from Zoning Officer and Laura Ruggiero re: clarification of permitted vs. Special Uses and other issues at New Pond Farm Education Center, 101 Marchant Road.

The Chairman noted that, to adequately review this issue, the Commission would need to examine the complete New Pond Farm file, which was not available at the meeting. He did note, though, that the use is a legal, conforming use and stated that many of the events held on the property are allowed as they are considered part of the normal operation of the facility. He further noted that there may be events allowed because they have been held since before 1986 and are, therefore, grandfathered. Mrs. Ruggiero asked that both her letter and the Zoning Officer's letter be read into the record. The Chairman did so. Mr. Gordon questioned allegations that the property is being used for weddings; he noted that his daughter had asked the director about holding a wedding at the property and was told it was not available for that use. He stated, though, that he did not feel that this use would be consistent with the license for the property's use. A resident of Marchant Road spoke in favor of the Farm's operation, but raised concern regarding traffic control for all events at the facility. The Commission briefly discussed this matter, but decided to table further discussion until the next scheduled meeting, at which time they stated they would review the complete property file.

REGULAR MEETING (interrupted for approx 25 minutes with resumption of public hearing)

2. Redding Historical Society, 43 Lonetown Road: application for a limited duration Special Use Permit to hold an antique automobile show.

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Mr. Sanford moved that the Commission grant the permit; Mr. Casiello seconded the motion. Mr. Gordon noted that the event is very similar to other events held by the Historical Society, which are well run. The Commission then voted unanimously to grant the permit.

3. Adelainde Finch Revocable Trust (owner), Empire Fence Company (tenant); 280 Ethan Allen Highway: request for site plan approval to install outdoor display area on existing property in SB Zone.

Nick Krasniqi, of Empire Fence, appeared before the Commission. He explained that he wishes to move his business into the existing building, then install an open display area outside. The Commission discussed the businesses in the building, and whether this is an allowed use for the SB Zone. They discussed the need for a public hearing; they decided that it did not meet the criterion for requiring a hearing. After reviewing the site plan, Mr. Casiello moved that the Commission approve the proposed amendment. Mr. Gordon seconded the motion and it was carried unanimously.

The Commission then returned to original agenda order.

5. Discussion of Joel Barlow High School, 100 Blackrock Turnpike: review of progress reports and discussion of compliance with terms of approval.

The Chairman noted that, although weekly reports had been slow to start arriving, it seems that they are regularly arriving at this point. The Chairman also stated that he and Aimee Pardee, Zoning Officer, had done a site inspection two weeks ago and they were both impressed by the condition of the site as well as the Site Foreman's grasp of the project. He expressed confidence in the contractor and the Clerk of the Works on site.

A representative of the project stated that there may have been some confusion about the Chairman of the Committee being notified of this meeting; the Chairman questioned this but continued in his expression of confidence in the project.

6. Discussion of letter of August 24, 2001 from Redding Lifecare L.L.C. regarding issuance of a Certificate of Zoning Compliance to allow occupancy of Building #1 at 100 Redding Road.

Don Priest, representing Redding Lifecare, appeared before the Commission for guidance as to what will be required for a Certificate of Compliance for Building #1. The Chairman stated that the process will be mostly administrative except the Commission is concerned that access, parking, ingress, and egress to the building be complete. Mr. Priest stated that the parking lots required for the building are complete. Mr. Sanford noted that the local Fire Department has been drilling at the building and is familiar with the ingress/egress. An individual, representing the potential residents, asked if the Commission would hold up the Certificate if the other infrastructure, ie: the health care facility and the central core facilities building, were not complete. The Commission discussed this matter and decided that this is outside the scope of the Commission. The Commission concluded that this could be handled administratively by the Zoning Officer.

7. Communication/Correspondence.

The Chairman stated that an appeal filed by the Ruggiero's regarding New Pond Farm's approved site plan of last year was partially upheld by the court in that the bus parking, as approved, is not appropriate. The Chairman stated that New Pond Farm will have to return to the Commission with a new plan for parking of busses on site.

The Chairman distributed an update from the State regarding recent changes to the State Statutes which concern Zoning issues.

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8. Future Agenda Items.

Mrs. Ruggiero asked if the discussion of New Pond Farm's activities could be scheduled for October 10th, instead of September 26th. The Commission agreed. The Chairman, prompted by questioning by Mr. Ruggiero, discussed the materials that will need to be reviewed to determine the uses that have been allowed by past actions. Anne Altern raised traffic control concerns; the Commission briefly responded however they discontinued the discussion when Mr. Casiello noted that they are not on an agenda item.

Returning to Communication, Parker Coates gave a brief report regarding progress at Meadow Ridge. He noted that scientists have looked at neighbor's property and determined no negative effect from sediment deposition. Parking lots are being finished, and landscaping is ongoing. The only question raised recently was regarding the size of one of the sediment ponds which is under discussion; Mr. Coates asked if we could request more than the DEP in terms of pond size. The Chairman stated it depends upon the presence of wetlands because of the different jurisdictions in different areas of the site. There was continued discussion of resolutions to the sediment pond issue as pumping water out of the existing pond has been required.

9. Adjournment.

On the motion of Mr. Sanford and the second of Mr. Casiello, the Commission voted unanimously to adjourn the meeting.