



Redding Zoning Commission – Meeting Minutes

Date: Nov 14, 2001

Town of Redding, Connecticut

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

Meeting was called to order after the close of the public hearing.

REGULAR MEETING:

1. Approval of Minutes of October 24, 2001. Correction on Page 2, Item 5 should read: "Mr. Gordon suggested", not Mr. Casiello since he was not present at the meeting. Also, on Page 3, paragraph 1, seven lines up – remove sentence: "Intensification doesn't change the use and wouldn't require review but expansion would require review". Remove paragraph directly under Regular Meeting on Page 1 beginning: "On motion of Mr. Gordon.....".
 - New Pond Farm Education Center, 101 Marchant Road: continuation of discussion re: clarification as to which activities and what criteria require Special Permits.
 - Burritt Property Development, 33 Lonetown Road: discussion as to plan being implemented to address erosion and sediment issues.
 - Michael Reopel, 1 Cricklewood Road: discussion of lack of effective screening on the southern portion of Turney Road associated with the expansion of Joel Barlow High School.
 - Discussion of definition of "expansion vs. intensification" and possible zoning text amendment.

On motion of Mr. Casiello and second of Mr. Gordon, the Commission voted to approve minutes as amended.

2. Continuation of discussion of definition of "expansion vs. intensification" and possible zoning text amendment.

Mr. Taylor commented that Mr. Casiello has eliminated all the clutter and given us a proposed set of amendments for Redding Zoning Regulations. Uses other than residential, representing non-conforming use - it is what it was - and can't be any different – e.g. Redding Roadhouse. Special Permit uses are bound by the Special Permit under which they were created. A quick review - if you're pre-existing, non-conforming you are bound to what you were when the Regulations were created. If you had a Special Permit for a specific use, such as stables, riding ring, camp, then you are bound by the Special Permit. We are looking at two different areas when we change the Regulations. Connecticut State Statutes no longer sanction provisions of Zoning Regulations that require elimination or phase-out of non-conformities and State Courts have found that there is a good reason to allow intensification of non-conformities but not expansion of non-conformities. So that the Zoning Commission could review to see if they want to bring to Public Hearing, Mr. Casiello read the proposed amendment to 5.1 Permitted Special Uses: "There are many churches, schools and private clubs in Redding which were established prior to the present regulations. Many of these uses are on small or otherwise constricted sites which prevent their growth under the present Section 5.1 which was designed for new sites and uses. It is in the interest of the Town of Redding to encourage the continuation of these established civic

Redding Zoning Commission – Meeting Minutes

Date: Nov 14, 2001

and religious uses.” Discussion will be continued at next meeting. Section 5.17.2 – paragraph 3, line 2 – conformity should read non-conformity.

3. Review of Northeast Utilities Service Company application to Connecticut Siting Council re: electric transmission line construction.

Carey Reilly presented her report re: CL&P application to the Connecticut Siting Council looking for certificate of environmental compatibility and public need for electric transmission line. Propose to connect the Plumtrees Sub-station to the Norwalk Sub-station, a distance of 20 miles, to connect with a 345 kilovolt transmission line. They plan to go with monopole alternative connecting the 115 kilovolt and the new 345 kilovolt line and put them together on monopole with maximum height of 130'. The existing utility poles are 57' to 70' high. Since the Town protested height of these poles CL&P's alternative plans were to bury the poles deeper so they were only 108' in height, or to go underground. CL&P believes the least expensive and best plan was the monopole. 35' right-of-way would be required. Mr. Taylor said that we need additional power and the question is, is there a better way to do it that's less obtrusive such as lower structures, etc., resulting in a wider right-of-way.

4. Joel Barlow High School re: Saturday work schedule, discussion with Francini, Building Committee, and neighbors. Base coat paving of parking lot.

The first item of discussion is about Saturday work schedules. Regulations specifically prohibit many aspects of the job from being done on Saturday or Sunday such as

bulldozing dirt. Fran Scharf said that Zoning Officer, Lynne Krynicki, suggested that it might be possible, if an agreement with nearby neighbors could be reached, for various times that might be acceptable to them. Mr. Taylor noted that we can't sanction violating our own Regulations. Hours of operation for permits granted are Monday – Friday,

7 A.M. – 5 P.M. as noted on P. 71 Section 5.5 (i) - All work operations shall be limited to week days (Monday – Friday, inclusive) between 7:00 A.M. and 5:00 P.M., except projects by individual homeowners involving no more than 300 cubic yards of earth moving. No flood lights or other site lighting shall be used.

Ms. Scharf noted the next item on the list - base coat paving of parking lot. They plan to apply the base coat, binder course and final coat and have the days planned when they are to be done. They would like to proceed as it is on the plan. The drainage will be put in before the binder course is put down. Drainage plans have not been submitted although they have been requested and Bridgeport Hydraulic has also requested them. Ms. Scharf was given a copy of the Oppenheimer's letter re: depth of coverage of topsoil over the playing fields. Mr. Taylor stated that nowhere in the plans is depth of topsoil mentioned nor is it mentioned in any of our approvals. Ms. Scharf said that if topsoil is reduced from 12 inches to 6 inches they would have to come back before the Zoning Commission, but nothing has been changed.

5. Boys and Girls Club of Redding re: discussion for renewal of storage trailer permit.

Building is to be demolished and we'll be modifying our plan based on change in economic situation as a result of September 11. Going before ZBA to show modifications. A simple pole barn structure will be erected down near the snack bar. The trailer in question houses the Administrative Office. All three trailers will be removed from the site once the barn is in place. The old building site will be a parking area. Request permit extension to April when it is hoped the new structure will be completed and the trailers removed.

On motion of Mr. Casiello and second of Mr. Sanford approval was unanimous to grant an extension of six months to May 1.

6. Peter Boccarossa, 19 Werf Drive re: site and slope stabilization, access drive closure.

Fourteen trees planted across and four planted into the hillside. Boulders pushed into hill and covered with dirt. Will seed in spring. Can plant additional trees if you want. No more construction traffic. Two big piles of

Redding Zoning Commission – Meeting Minutes

Date: Nov 14, 2001

woodchips placed in front so no trucks can drive in. Fence is all around area so no one can fall off the edge. Commission will go out to inspect.

Joanna MacKenzie, 203 Redding Road: application for Special Use Permit

On motion of Mr. Casiello, second of Mr. Sanford approval was unanimous to add discussion on Public Hearing to Agenda.

To prevent erosion plant 3–5 ft. White Pines every 15 feet, with hay bales on the left side and grass in the spring. Under those conditions Mr. Casiello moved to approve the permit, seconded by Mr. Sanford which was unanimously approved with pre-conditions for approval. A letter to that effect needs to be sent with a 15-day appeal period.

7. Communication/Correspondence.

We have a letter from Ms. Creigh checking to see if we will continue our meetings as scheduled in 2001 or if there will be changes for 2002. Starting in January of 2002 the meeting time will change from 8:00 P.M. to 7:30 P.M. September Notice of Violation has been received from State for the Community Center Development activities dated November 8, about a September 28, violation re: storm water control and erosion. These issues have all been dealt with and submitted to the EPA. This is a notice of the fact that it happened and has been taken care of, sort of. Correspondence from Town of Ridgefield, proposing amendment to their excavation, filling, and grading Regulations and increasing size of grading to 500 yards. Public Hearing has been scheduled for December 4

8. Future Agenda Items.

Continuation of Discussion of definition of “expansion vs. intensification” and possible zoning text amendment. At the December meeting there will be election of officers.

Pat Creigh will be notified of change of starting time for meetings in 2002.

Inspect property of Mr. Francini of Rock House Road re: driveway and tree cutting.

9. Adjournment.

On motion by Mr. Sanford, second of Mr. Casiello approval was unanimous to adjourn the meeting at 9:30 P.M.