



Redding Zoning Commission – Meeting Minutes

Date: October 10, 2001

Town of Redding, Connecticut

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

On motion of Mr. Casiello, second of Mr. Gordon the Commission voted unanimously to open the hearing at 8:04 P.M.

REGULAR MEETING:

1. Approval of Minutes of regular meeting of September 26, 2001.
 - Mrs. Katherine Rook, 3 Winding Brook Court: application for Special Use Permit to have an in-home apartment. To receive and schedule hearing.
 - Mr. Peter Boccarossa, 19 Werf Drive: update regarding stabilization of earth moving.

On motion of Mr. Casiello and second of Mr. Gordon minutes were unanimously approved.

2. Joanna MacKenzie, 203 Redding Road: application for Special Use Permit for earth moving in excess of 300 cubic yards of material. To receive and set hearing date.

Ms. MacKenzie presented map showing where riding ring will be located and indicated that fencing will be built along the side of property facing the road. The property is located at Umpawaug and Redding Roads on the way to Georgetown. Driveway has been changed and more than 450 yards of earth has been moved. Public Hearing is scheduled for November 14, at 8:00 P.M. Abutting property owners to be notified by mail and notice published in newspaper.

3. New Pond Farm Education Center, 101 Marchant Road: discussion of allowed vs. Special Uses for property.

Special Use Permit covers a wide range of public activities. Records going back to July 1993, note that all festivals accommodating up to 2200 participants are covered by New Pond Farm application for Special Use Permit. Amendment reviewed and approved by the Commissioners in the summer of 1993, approves almost all activities currently held by New Pond Farm except for things like weddings, etc. It appears that attendance in the space of seven years has more than doubled from approximately 4,000 to approximately 9,000 school children. Ann Taylor, New Pond Farm Director noted that although number of participants has increased the hours remain the same and that some events are open to public, not all of them. Mr. Casiello said that expansion of use isn't allowed but the courts have allowed intensification and have permitted what is called normal growth. How we will incorporate that into our Regulations will be discussed at our October 24, meeting. That's the definition we're wrestling with and it seems to me to be the situation we have at New Pond Farm.

Mr. Casiello asked Mrs. Ruggiero what is the question before us? What action do you wish us to take? Mrs. Ruggiero referred to Section 5.1 of Zoning Regulations and asked why New Pond Farm does not

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have to apply for Special Permits for all activities including those not open to the public? Mr. Taylor explained that when the Town was taken to court by Mrs. Ruggiero the court found that the parking shown on site plan for buses was something that had to be changed and that is in the process of being done. The court did not consider any of the other questions raised. Ann Taylor of New Pond Farm submitted a letter to the Commission addressing all of Mrs. Ruggiero's questions which was read aloud by Mr. Taylor. Letter is attached.

Mr. Taylor advised that all evidence to date indicates there is no safety problem to worry about. New Pond Farm Attorney John Paul speaking as a citizen and not as an attorney mentioned that this has been going on for almost a year and that it could be considered harassment by Mrs. Ruggiero. Mr. Frank Scott of Umpawaug Road, New Pond Farm's closest neighbor and long time resident was inclined to agree with Attorney Paul. It was agreed that at a future meeting the Commission would consider the need for changing criteria for all organizations as to which events require special permits.

4. Joel Barlow High School, 100 Black Rock Turnpike: discussion regarding non-compliance with conditions of approval for Special Use Permit.

Mr. Taylor explained to Fran Scharf, Co-Chair of the Building Committee, that he or First Selectman Ketcham should have been called if there were problems contacting the part time Zoning Enforcement Officer despite numerous telephone calls to Zoning. When Mr. Taylor and Ms. Pardee, Zoning Officer, inspected the site the siltation fencing was in the process of being installed and the ditches were being dug for erosion installation on Turney Road. Mr. Taylor and Ms. Pardee noted the additional things that had to be done and that erosion control was required to be in place and inspected prior to the start of additional work.

Ms. Scharf said that on Friday, September 21, and Monday, September 24, when breakouts occurred due to heavy rains the problems had been addressed and immediate action was taken. Letter from BHC representative stated that Town of Redding take immediate action to correct deficiencies when in fact the repair work had been completed.

At direction of the Commission, the contractor of the project has taken a number of additional steps to protect that side of the property by putting up additional siltation fencing and hay baling around the area that will be the new building, digging a deep trench to catch run off water before they dig the foundation holes. Siltation sacks and hay bales have been placed around all the storm drains on Turney Road and the area that probably caused the greatest damage - the wide open piece of pipe that went under the road near the tennis courts and dumped straight into the Cricklewood Road storm drain system. Something that was put in a long time ago and was overlooked which has been addressed by putting in hay bales and siltation fencing in front of it. There have been additional trenches, stone dams and siltation fencing put in a number of areas throughout the property to slow the speed of water flowing over the surface in the event of a significant rainfall. So actions have been taken to try to mitigate against the problems.

5. Burrirt Property Development, 33 Lonetown Road: discussion regarding non-compliance with environmental standards

Chris Allen of LandTech represented the Burrirt property. Mr. Taylor mentioned the fact that Notice of Violation is expected from the State with a fine included this time. Problem with northwest corner of fields and retention basin near the Town Garage. Water is collecting down the construction road. Berms have been constructed. Several recommendations for winter shut down plan. Get infield constructed as soon as possible with correct drainage. Construction access road to be brought back up to level of

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existing fields to eliminate water runoff problem. There is a difference of opinion with Bill Lyons of BHC in connection with sedimentation basin in southwest corner near Town Garage on how basins should work with regard to sediment collection. Needs to be fixed before ground is frozen. Chris Allen, Bill Lyons of BHC, and Lynne Krynicki, Zoning Officer, will go out next week to check this site. Since no one from Building Committee is available to get a commitment from, they will be invited to our October 24 meeting to explain the plan that is being implemented to address these issues and when it will be complete. By then the DEP guys will get us whatever their concerns are so we can deal with them. A note will be sent to the Building Committee inviting them to attend our October 24, meeting and explain plans being implemented.

Future Agenda Items

Jay Aaron: request for discussion of height regulations as they apply to walk-out basements moved to October 24, at Mr. Aaron's request

Building Committee for Burritt property to attend October 24, meeting.

Consideration of items from Ridgefield to be distributed for discussion.

Mr. Casiello – Easton's expansion and intensification to be discussed on October 24.

Public Hearing on Nov. 14 – Katherine Rook, 3 Winding Brook Court – Special Use Permit to have an in-home apartment.

Adjournment.

Move to adjourn made by Mr. Sanford, seconded by Mr. Karraker was unanimously approved. Meeting ended at 10:00 P.M.