



Redding Zoning Commission – Meeting Minutes

Date: Wednesday, October 23, 2002

7:30 P.M. – Town Hall Hearing Room

100 Hill Road

Present: Frank Taylor, Chairman; Gerald Casiello, Vice Chairman; Ben Gordon, Secretary; Marshall Sanford; Hugh Karraker; Gary Miyashiro, Alternate.

Also Present: Tom Gormley, Zoning Enforcement Officer; Val Zebrowski, Administrative Assistant.

PUBLIC HEARING: Calvary Independent Baptist Church, 711 & 715 Redding Road- Request for Special Permit to open proposed church.

The public hearing was called to order at 7:30 PM by Mr. Gordon.

Michael Mazzucco, a professional engineer representing the church, made the initial presentation to the commission. He provided maps and drawings of the proposed project.

The property is approximately five acres located on Redding Road, or Rte. 53 in Redding. The property will be served by an on site septic. The parking area can accommodate up to 62 vehicles. He also said that a representative of the D.O.T. would be out to the site to review possible traffic problems at the intersection of Redding Road and Limekiln Road. No signage was indicated on the site plan; Chairman Taylor reminded Mr. Mazzucco that signage needed to be shown as part of the site plan.

David Bond, from the church, also spoke as to how the church intended to be a benefit for the community, and feels the design fits in with the character of the town of Redding. He spoke about the history of the church, and that at present there are approximately 35 people, a number approaching the maximum capacity of their present location next to the Station House Restaurant in West Redding. The use of the property will include services held Sunday and Wednesday evenings, week long evangelistic services approximately twice a year, as well as a nursery for these services. Special events will include church social events, held once or twice a month after regularly scheduled meetings, occasional wedding or funeral services, and vacation bible school. The church building will be furnished with classrooms for future use, should the need arise.

A possible problem with traffic turning left onto Redding Road from Limekiln Road, directly across from the proposed location of the driveway for the church will be addressed by the D.O.T.

Among additional information requested by the board to further review the sit plan are a need for architectural floor plans, a map of elevations, a site plan with planned signage, and details of projected lighting.

At this time public comment was invited by the Chairman. Neighbors at 721 Redding Road pointed out that notice of the public hearing was never received. The previous owners of that property, Isinglass, LLC, received the notice. The current owners felt that in not receiving notification, they could not review the application and did not have adequate time to properly consider the proposal. Mr. Stewart, 8 Limekiln Road, also did not receive notice of the meeting. His biggest concerns are bright lights for evening

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services, increased traffic, and needs for water, impacting the aquifer area. After some discussion, it was apparent that there was confusion in addressing current land owners for notice of the hearing. Fran Scharf, High Ridge Road, pointed out that the public hearing should close, as proper notification was not given to adjoining land owners. Mr. Goldberg, Dayton Road, was in agreement with Ms. Scharf. Paul Stauffer, 3 Limekiln Road, submitted a letter signed by four property owners on Limekiln Road, requesting that the public hearing be re-scheduled after proper notice was given to all adjoining land owners. The letter also addressed other concerns pertaining to traffic, lighting, the water table and security issues. He urged the board not to make any decisions until complete notice was given. Chairman Taylor recognized the problem with notification, and stated that no decision would be made until this issue was addressed. Charlie Couch, from the Redding Historical Society, expressed concern that serious consideration was not being given to the fact that notice was not properly given, and that notices went out to the developer that previously owned many of the adjoining properties. Mr. Couch also had questions in regard to growth of the church membership, and what percentage of the church's current members were Redding residents. Mr. Bond responded by saying that 16 of the current 35 church members are Redding residents, the remaining number come from Danbury, Brookfield and Bethel. Mr. Bond said that his church did not have a business plan, with projected memberships. Mr. Couch wanted to know if a church community of 35 people could financially carry the maintenance costs of a project of this size, at a level that neighbors would be happy with. Mr. Bond assured Mr. Couch that the church had funds sufficient to maintain the church, landscaping costs, and any other costs associated with the operation of the church. Mr. Casiello made the motion to continue the public hearing until the next meeting. Mr. Karraker seconded the motion. Chairman Taylor pointed out that continuing the public hearing at the next meeting did not address the improper notice issue. The motion to continue the public hearing until the next meeting was carried unanimously.

The regular meeting of the Zoning Commission began at 9:03 PM.

2. APPROVAL OF MINUTES, MEETING OF OCTOBER 9, 2002: The minutes from the meeting held October 9, 2002 were reviewed, and the following amendments will be made: Correct the spelling of Foals, and under Correspondence and Communications, with regard to a letter from the Oppenheimers, which was not read into the record, but referred to and incorporated into the record by reference, so there is no reason for Mr. Gormley to look into the matter. The minutes will also be reviewed as to clarification of the temporary barrier on the Kenefic property. Approval of the minutes is pending review at the next meeting to clarify the point in the Kenefic matter.

3. Georgetown Land Development, LLC: No one was present from Georgetown Land Development LLC, and no site plan was submitted or approved.

The board entered executive session at 9:09 PM.

The board resumed the regular meeting at 9:17 PM. During the executive session, pending litigation was discussed. No motions were made, no votes were taken.

4. ZBA Report: There were no ZBA issues to review.

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5. Communications: JBHS update from P. Franchini: Siberian spruce ship date 11/4/02. The fields are progressing, and Mr. Gormley walked the entire portion of land adjoining Mr. Oppenheimer's property, and could not find any leakage of silt beyond the stonewall. There was light erosion found coming down the hill due to work still occurring. Another letter with regard to affordable housing, and its pricing, will be sent to town council. Town counsel will also be asked to clarify the Federal Religious Land Use Act.

There will be one November meeting, and one December meeting of the Zoning Commission. A motion to adjourn was made and seconded. The meeting was adjourned at 9:24 PM.