



Redding Zoning Commission – Meeting Minutes

Date: October 9, 2002

Present: Gerald Casiello, acting Chairman; Ben Gordon, Secretary; Hugh Karraker; Gary Miyashiro, Alternate; Carey Reilly, Alternate for Marshall Sanford.

Also Present: Val Zebrowski, Administrative Assistant.

Absent: Frank Taylor, Chairman; Tom Gormley, Zoning Enforcement Officer.

The meeting was called to order at 7:30 PM.

1. Approval of Minutes of September 25, 2002: The minutes from the September 25, 2002 meeting were reviewed and Mr. Gordon motioned to approve as submitted. Mr. Karraker seconded and the motion carried unanimous.

2. Mr. and Mrs. Kenefic, 5 Topledge Road: Per request of letter dated 9/16/02, discussion of horse issue. Carey Reilly was seated at 7:36 for Marshall Sanford. Mr. Casiello stated that Mr. and Mrs. Kenefic were to be at the meeting to discuss their disagreement with town Zoning regulations. Joyce and Steven Ward, 9 Topledge Road, were present to voice their concerns over horses that belong to the Kenefics. Mr. and Mrs. Kenefic were not present at this time, and Mr. Casiello asked Mrs. Ward to elaborate on the status of an ongoing dispute. Mrs. Ward stated that she knew of no documentation recently sent to Zoning Enforcement Officer Tom Gormley in regard to this situation. At this time, Mr. and Mrs. Kenefic arrived. Mr. Casiello asked Mr. and Mrs. Kenefic about the cease and desist order issued to them by Mr. Gormley on July 11, 2002. Mrs. Kenefic gave the board copies of correspondence between he and Mr. Gormley. Discussion followed regarding the Kenefics' horses, and their close proximity to the Ward's property. Mr. Casiello stated that the riding ring on the Kenefic property shall not be used as a paddock. Mr. Kenefic stated that fencing will be repaired. Mr. and Mrs. Ward emphasized that horses on the property were not a problem, but that the riding ring should be farther away from the property line. The original application for the riding ring was made in 1994. Riding rings are not for close confinement, they should be used for training purposes only. Mr. Ward argued that a riding ring cannot be within 50 feet of the property line.

Mrs. Kenefic stated that they were "grand fathered" and not subject to the current regulations. She also stated that she has temporarily closed in the area that is supposed to be non continuous and kept a horse in there. Mr. Gordon read aloud Sec. 5.14.6 into the record. With a land management plan, the setback could be 100 feet from the property line. If the property is not densely vegetated, it requires the 50 foot setback. Mrs. Kenefic pointed out the difference between housing and training the horses. Mr. Ward reminded the board that they had photos in the file showing the fence and the riding ring. Mrs. Kenefic stated she would not enclose the area. Mr. and Mrs. Ward asked for clarification, and definition of what area would be opened. Mr. Ward

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suggested another section near his property. Mrs. Kenefic will examine the area and consider the possibility of opening the area specified by Mr. Ward. Mr. Gordon asked for a clear statement of how wide an opening is required by the commission in the fence had to be to satisfy everyone. Ms. Reilly asked Mr. Ward what size opening would satisfy his concerns. The judgment is that everything must be in accordance with the original permit, and there must be a 10 foot minimum opening in the fence, when riding horses in that area. A temporary barrier when in the ring with a horse would also be required. Also, that some type of screening be planted by the Kenefics in an area suitable to the Wards. There can also be no more than 5 horses, fowls under six months of age not being considered a horse. The permit that is in effect will remain in effect.

A second issue, a flat bed trailer, on the edge of the Kenefic property, must be 50 feet from property line, the trailer presently holding hay. The trailer is required to be covered or removed, screened from off premises view. Mrs. Kenefic agreed to cover the trailer with a tarpaulin. The board will have Mr. Gormley re-inspect the property to ensure that Mrs. Kenefic will comply.

3. ZEO Report: The ZEO report was reviewed by the board.

4. Future Agenda Items. There will be a Public Hearing held on October 23, 2002 for the Cavalry Independent Baptist Church.

5. Correspondence and Communications: A letter from the Redding Boys and Girls Club regarding extending the permit for the trailer on the property. A motion was made by Mr. Gordon to grant a 30 day extension, Mr. Miyashiro seconded and the motion passed unanimous.

Also received was a letter from Bill and Kay Oppenheimer, expressing disappointment over a previous letter that was not read into record at the last meeting. The board will have Mr. Gormley look into this issue.

A motion was made by Mr. Gordon to adjourn the meeting, Mr. Karraker seconded, and the meeting was adjourned at 9:04 PM.

Submitted by VAZ, 10/15/02