



Redding Zoning Commission – Meeting Minutes
Date: December 11, 2003
7:30 P.M. – Town Hall Hearing Room
100 Hill Road
Town of Redding, Connecticut

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

Also Present: Val Zebrowski, Administrative Assistant.

Absent: Hugh Karraker; Tom Gormley, Zoning Enforcement Officer.

1. Approval of Minutes: The minutes from the November 13, 2002 meeting were reviewed and Mr. Gordon made the motion to accept as submitted. Mr. Sanford seconded and the motion carried unanimous to approve the minutes.

2. New Pond Farm, 101 Marchant Road: Discussion of New Pond Farm circular driveway. A letter was received from New Pond Farm, addressed to the commission, stating that the current use is a pre existing non conforming use, and that in the interest of neighborhood harmony, they agree to devise a new plan to move the parking around the circular driveway beyond the 100 foot buffer. Current use will continue until the commission receives the revised plan. The commission agreed to set a deadline to receive a plan for replacing, or a cease and desist order for further use will be issued. The deadline is March 12, 2003. Mr. Sanford motioned to approve, Mr. Miyashiro seconded and the motion carried unanimous.

3. Gary Wang, 27 Great Pasture Road: Discussion of site construction of garage at 23 Great Pasture Road. Mr. Wang showed the board a video tape of the view from his front door of his neighbor's property at 23 Great Pasture Road, the Formicella property. Mr. Formicella is in the process of completing the construction of a garage, and Mr. Wang is concerned that screening has not been planted yet. Mr. Wang said that the Zoning Board of Appeals granted the variance to construct the garage in July of 2002, and that screening was part of the agreed variance. He believes that the screening could have been planted within the last five months, and is concerned that the project will take longer than expected, delaying the planting. The variance granted does not state a time limit or size of trees to be planted. Mr. Gormley received a letter from Mr. Formicella, stating that he fully intended to comply with the conditions of the variance, and that landscaping would be done by late spring of 2003. Mr. Wang pointed out that landscaping can be done anytime Mr. Formicella chose to do it, but that screening should have been done before construction began, so as to hide it from the neighbors view. Mr. Taylor stated that the time to appeal the ZBA's decision was 15 days after their notice was published. He also pointed out that the Zoning Commission had no enforcement powers in this instance. Mr. Wang would like to know when the trees will be planted, and their size. All agreed that the Chairman of the Zoning Board of Appeals could contact Mr. Formicella and define what "sufficient screening" means, and also get a clearer parameter of time for the planting of the screening.

Redding Zoning Commission – Meeting Minutes

Date: December 11, 2002

4. ZBA Report: The Zoning Board of Appeals minutes were reviewed by commission.

5. Communications/Correspondence: The ZEO Report was reviewed by the commission.

6. Future Agenda Items: Robert Zuklie, 75 Stepney Road. There was no one present to discuss this item. Mr. Sanford made the motion that there be a cease and desist of all work on the site, that an erosion control plan be put in place by 12/18, and that a plan for all earth work erosion control is approved by the commission. Mr. Casiello seconded and the motion carried unanimous.

Mr. Sanford moved to adjourn the meeting, Mr. Gordon seconded and the meeting was adjourned at 8:07 PM.