



**Zoning Commission – Meeting Minutes**  
**Date: August 14, 2002**  
**Town of Redding, Connecticut**

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.

REGULAR MEETING: The meeting was called to order at 7:35 PM.

1. Approval of Minutes of July 24, 2002: The minutes from the July 24, 2002 meeting were reviewed, and a typographical error was discovered. The word "definition", pg. 3, paragraph 4, was misspelled. The correction will be noted and the minutes will be amended to reflect the correction. Mr. Casiello motioned to accept as amended, Mr. Karraker seconded and the motion carried unanimous.

2. Jack N. Hon, 38 Lonetown Road: Special Use Application for Residential Apartment in Existing Barn. Mr. Gordon made the motion to approve the application, Mr. Sanford seconded the motion. The application meets all regulations, and the motion to approve carried unanimous.

3. Joel Barlow High School, 100 Black Rock Turnpike: Discussion of Issues. Mr. Gormley explained that during a recent inspection of the site, he noticed 4-5 poles, approximately 20 feet in height. He said that only athletic netting was noted in this area on the original drawings. Fran Scharf, representative from the Building Committee, answered questions in regard to the netting. She said the netting was in place to prevent stray soccer balls from becoming a danger to adjoining properties. Mr. Casiello noted that this appeared to be a modification of the original site plan. He motioned to approve the modification to the original site plan for 20 foot soccer screening poles for athletic purposes. Mr. Gordon seconded the motion, and the motion carried unanimously to approve as an amendment to the original site plan.

Mr. Gormley also presented a letter from P. Francini, on present projections. There are a few areas of the site that will not be completed by September 3, the scheduled opening of the school year. Mr. Gormley asked the commission if he could work with the contractors and the building committee, to approve changes as they occurred, due to frequency of changes on site, and the infrequency of his meeting with the commission.

Ms. Scharf assured the commission that the building committee was in constant contact with all appropriate officials within the town as to progress. Mr. Taylor stated that the parking issue and safety of the parking lots was of greatest concern. He reminded Ms. Scharf that nothing could be used until a certificate of occupancy is issued, and Mr. Gormley will not issue a certificate of

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occupancy until everything conforms to regulations.

4. Georgetown Veterinary Hospital, 53 Redding Road: Request for Approval of Expansion Site Plan. Dr. Truffini presented his plans for expansion to the commission. He would like to add a shed addition off of the back of the present structure. The plan meets setback requirements. Mr. Taylor noted that this appeared to be a 25% increase in site area. Dr. Truffini explained the main purpose of the expansion was to create more space, as present working conditions are crowded. There were no comments from the audience, and Mr. Casiello motioned to approve the expansion. Mr. Sanford seconded the motion. Mr. Karraker expressed concern over the front yard. Mr. Taylor said the front yard abuts the public right of way, not a privately held parcel. The motion to approve the site plan carried, 4 votes aye, Mr. Karraker abstaining.

5. Kevin Fuller, Mountainview Home Improvements: Zoning Permit for 45 Hill Road- Request for extension of permit due to lack of construction per Sec. 6.2. Mr. Fuller asked the commission for an extension of the present permit, 12 months being sufficient. Mr. Casiello motioned to approve a 12 month extension to the present permit, Mr. Sanford seconded. The motion carried unanimously.

6. Alan Erickson, 92 Marchant Road: Whether the current attendance and activities exceed beyond a reasonable amount the conditions under which New Pond Farm's special use permit was granted in 1993. Mr. Erickson presented his concerns in regard to perceived increased activity at New Pond Farm, Marchant Road. He explained that he felt that over time, due to growth and increase in activity at the farm, there would be a commercial impact on his property. He asked the commission to examine whether the farm has expanded beyond what the uses specified in the original site plan of 1993 intended. He provided statistics to the commission, comparing present operations versus 1993 numbers. He cited an increase in the number of full time employees, some of whom reside at the farm.

He also pointed out increased membership, approximately 62% between 1993 and 2002. Mr. Taylor noted that from the data provided by Mr. Erickson, the two areas that show dramatic increase are the field trips and special events, all of the other numbers have stayed about the same. He explained that special events were covered by individual special permits, not by the original site plan. Mr. Erickson, while supporting what New Pond Farm does, asked that the commission limit use at the farm. Mr. Paul Creighton, 86 Marchant Road, also expressed support of the activities at New Pond Farm, but had similar concerns regarding increased activity, and "uncontrolled growth". He said that the few special events the farm held were not the problem, but the daily activity relative to field trips. Mr. Erickson said that reasonable growth was expected, but requested the commission to examine as to if growth was reasonable. Laura Ruggiero, 100 Marchant Road, pointed out that she noticed an increase in summer programs. Mr. Taylor stated that the commission will examine the data and investigate whether the details contained in the original special permit have gone beyond original specifications. Doug Bayer, attorney for New Pond Farm, spoke as an observer, and offered to have New Pond Farm address the issues presented at this meeting. The commission agreed that both sides needed to be heard before any decision could be reached. Mr. Gormley will gather all pertinent information, and the commission will examine the facts.

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7. Laura Ruggiero, 100 Marchant Road: Zoning Commission's procedures and responsibilities in connection with New Pond Farm's recent expansion approval. Mrs. Ruggiero had general questions for the commission. She asked when site plans were referred to the Planning Commission. Mr. Taylor told her site plans did not require referral to the Planning Commission, but Special Permit Applications did. Mrs. Ruggiero then pointed out areas on the site plan that were not designated as new parking areas, within the 100 foot buffer area. She feels that these areas were enlarged, and asked if in the event the applicant does not come before the commission, notifying the commission of an extension of these areas, if the applicant then had permission to extend said areas. Mr. Taylor stated that this will be added to the issues to be further examined by the commission, relative to New Pond Farm. Mrs. Ruggiero also wanted clarification that there will be no parking available for a third bus at the farm. Mr. Taylor assured her that an area was designated for 2 buses to park, not 3.

8. Jonathan and Patricia Kenefic, 5 Top Ledge Road: Cease and Desist Order-Discussion and Updated Status. Mr. Gormley explained that horses were being kept on the Kenefic property, presenting a nuisance to neighbors. The biggest concern is that horses are being corralled at the property line. Mr. Kenefic offered to keep the horses in a different area, and repair the fence to keep them on his property. Mr. Taylor reminded Mr. Kenefic that it is his responsibility to keep his horses on his property, and if he is unable to do this, he should keep them somewhere else.

He also pointed out that a riding rink, by regulation, had to be 50 feet from a property line, not at the property line. The present permit indicates 3 stalls, there are 5. Mrs. Ward, adjoining neighbor to 5 Topledge Road, asked for an updated land management plan, as there are numerous issues and perceived violations, as well as a record of nuisance complaints. Mr. Taylor noted that there is a clear pattern of failure to adhere to regulations on the part of Mr. Kenefic.

Mr. Kenefic asked what his options were, and Mr. Taylor asked for full compliance of regulations concerning the riding rink, manure maintenance, and necessary repairs. Mr. Taylor requested the Zoning Officer to do a site inspection on Tuesday, August 20, 2002, at which time any violations will be determined, a plan to comply will be formulated, any health issues will be addressed by the Health Officer, and Mr. Kenefic will conform or legal action will be taken.

Mr. Casiello made a motion to add the Redding Historical Society to the agenda, request for Special Use permit for Antique Fair. Mr. Gordon seconded. Carried unanimous.

9. Redding Historical Society, Lonetown Road: Application for Special Use Permit, Antiques Fair. Charlie Couch requested the commission approve his request for a special use application, for the yearly Antiques Fair. The fair will take place on September 14, 2002. Nothing has changed, details remain as in years past. Mr. Casiello motioned to approve the application as presented, Mr. Gordon seconded. Subject to fees for notification, the motion carried unanimous. Approved.

10. ZBA Report: The ZBA report from July 16, 2002 was reviewed.

11. Communications: All communications received are administrative and will be handled as such.

12. ZEO Report: Mr. Gormley notified the commission of legal action being taken by Richard

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Cottrell, 3 Packer Brook Road, to appeal a decision made by the ZBA to relocate a tent on his property.

The next meeting will be September 11, 2002.

Motion to adjourn made and seconded, meeting adjourned at 9:30 PM.

Submitted by VAZ, 8/16/02