



Zoning Commission – Meeting Minutes

Date: July 24, 2002

Present: Frank Taylor, Chairman; Gerald Casiello, Vice Chairman; Hugh Karraker; Carey Reilly, Alternate for Marshall Sanford; Gary Miyashiro, Alternate for Ben Gordon, Secretary.
Also Present: Natalie Ketcham, First Selectman; Tom Gormley, Zoning and Wetlands Enforcement Officer; Val Zebrowski, Administrative Assistant.

The meeting was called to order at 7:34 PM.

1. Approval of Minutes, July 10, 2002: The minutes from the regular meeting were reviewed. Mr. Casiello made the motion to approve as submitted, Mr. Taylor seconded and the motion carried unanimous.

The minutes from the Public Hearing were reviewed and Mr. Casiello made the motion to approve as submitted, Mr. Taylor seconded and the motion carried unanimous.

2. New Pond Farm, 101 Marchant Road: Application for approval of amended site plan. Additional discussion and review by Commission members of issues and information covered during the Public Hearing of July, 10, 2002.

One of the issues discussed at the July 10, 2002 Public Hearing was the walkway around the building, the arched entrance into the bus bunkhouse and the handicapped access ramp into the new bunkhouse, and whether this should be considered part of the parking facility. Mr. Casiello stated that the current regulations did mention walkways as part of parking facilities, but that it did not mention that the walkway from the point of use to the parking lot would have to have a setback from that point of use. The walkways within the parking lot are considered part of the parking lot, but the walkways to and from have never been considered. The point was raised that these are part of the setback, as shown on the site plan.

Another issue raised was screening along the southeasterly portion of the westerly side of parking, the area visible from off premises. The area on the eastern side is screened by a barn and by distance. Various types of trees and their locations were discussed. Mr. Casiello pointed out that while the site plan met current regulations, it also brought to light the fact that this issue needs further looking into, as in order to get to the activity, it is necessary to drive through it.

Gary Miyashiro was seated for Ben Gordon at 7:51 PM.

Mr. Casiello motioned that the application would be approved with the stipulation that there would be screening on the southerly end of the westerly parking lot, being densely planted suitable evergreens, at 6 foot height. Ms. Reilly seconded and the motion carried unanimous.

3. Meadow Ridge, 100 Redding Road: Discussion of parking issue and CO request for the Community Building at the Meadow Ridge Complex. Representatives from Meadow Ridge stated that trailers were scheduled to be removed from the site July 25, 2002.

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It was agreed that a designated 120 parking places in the existing space would be reserved for staff parking until the staff parking area is available. Mr. Casiello motioned to approve, Mr. Karraker seconded and the motion carried unanimous.

4. Redding Boys and Girls Club, 170 Cross Highway: Discussion with Commission re: "Wall of Fame", per letter from Chris Hocker, dated 7/19/02.

Mr. Hocker stated that the purpose of the "Wall of Fame" plaques are an acknowledgement of donations by members. He is aware that name plaques are covered in the regulations, and felt that a current newspaper article did accurately describe the original name plaque intention. His proposal is to create an area facing away from center field, directly toward the building, with a brick facade, where the name plaques can be placed. He stated that it would not be visible from the road area, only the pavilion and building area. He also stated the height would be approximately 4 feet.

Discussion followed as to the definition of the word "sign", and as to whether this met the requirements as to what a sign is, and if it addressed the general public or members of the facility it will be on the property of. The board recommended Mr. Hocker let Mr. Gormley decide as to whether this is a sign, according to regulations.

Mr. Hocker also asked that the trailer permit be renewed, as it had been extended to August 1, 2002. The board would renew the permit with the stipulation that the trailer will be removed by October 23, 2002, never to be on property again, no exceptions. Mr. Casiello made the motion to renew the permit with said stipulation, Mr. Karraker seconded, and the motion carried unanimous.

5. Jonathan and Patricia Kenefic, 5 Topledge Road: Cease and Desist Order- Discussion and updated status. Mr. Gormley stated that he received a letter from the Kenefics saying they were on vacation and requested to be placed on the agenda for the August 14, 2002 meeting. The board agreed to place this issue on the next agenda.

6. Gail Brookover, 17 Highland Avenue: It was concluded that the sign for the Georgetown Farmers Market is on state property, and subject to the state "Adopt a Spot" regulations, therefore not being in violation of regulations.

Ms. Brookover would like an additional sign stating hours and dates of operations. On site signage is an option, or to modify the current sign on state property, as long as it caused no other violation.

7. ZEO Report: Mr. Gormley stated that Mr. Cottrell, 3 Packer Brook Road, still had his tent where it is in violation, after the ZBA had voted that it was a structure and had to be moved. Mr. Gormley asked the board if continuing with the violation process was acceptable, they said yes. Mr. Gormley will continue with this procedure.

Future agenda items include a Public Hearing, August 14, 2002.

A motion was made to adjourn the meeting. The motion was seconded and carried unanimous. The meeting was adjourned at 8:44 PM.

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Submitted by VAZ, 7/26/02

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