



Zoning Commission – Meeting Minutes
Date: July 10, 2002
Town of Redding, Connecticut

JULY 10, 2002
7:30 PM-TOWN HEARING ROOM

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

REGULAR MEETING:

The regular meeting was called to order at 9:40 PM.

1. Approval of Minutes from 6/26/02: There was confusion as to the previous public hearing being scheduled for July 24, 2002, and voted on. Proper public notice was given, and the public hearing was held, despite the previous vote to hold it on a later date. Mr. Taylor asked that more careful administrative care be taken, and the agenda be cross checked to insure accuracy. Mr. Sanford moved to accept the minutes with a note added identifying the discrepancy. Mr. Gordon seconded and the motion carried unanimously.
2. New Pond Foundation, 101 Marchant Road: Application for Approval of Amended Site Plan. The commission will continue this discussion at the next meeting, July 24, 2002, after further review, in detail, of application.
3. Anna Boccuzzi: Request permission to open a delicatessen at 12 Old Mill Road (formerly DeLuca's Kitchen): This issue will be handled as an administrative matter by the ZEO. Motion made to approve, seconded and carried unanimous.
4. Godstow, 30 Putnam Park Road: Special Permit Application to commence renting property to organization with parallel spiritual beliefs. It is the opinion of the Zoning Enforcement Officer that there will be an expansion use of this property, and the owners intend to rent out parts of the property. Mary Anne Guitar pointed out that a violation may exist, in regard to the Special Permit.

Mr. Taylor stated that a special permit application for non-residential use was required, and Mr. Gormley will handle this matter.

5. Jonathan and Patricia Kenefic, 5 Topledge Road: Discussion of issue of Horses on property. Mr. And Mrs. Ward, neighbors of the Kenefic's, stated that a fence had been put up without permission, and that the fence is located on the property line, in close proximity to the Ward

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residence, causing a nuisance odor. The Wards provided photographs of the corral/fence area, part of it laying flat on the ground. After viewing the photo's, the commission agreed that the property owners were in violation, and that the ZEO will proceed accordingly.

COMMUNICATIONS/CORRESPONDENCE: Tom Gormley asked for the commission's guidance in regard to the Georgetown Farmers Market, which operates on weekends. At issue was a sign located at Rte 107 and Rte 57. The sign is off site, and the commission stated that this is a violation, and should not be there. ZEO will handle administratively.

FUTURE AGENDA ITEMS: A Public Hearing is scheduled for July 24, 2002 for Jack Hon, 38 Lonetown Road, special use application for residential apartment in existing barn.

A motion to adjourn was made, seconded and carried unanimously.
The meeting was adjourned at 10:08.

Prepared and submitted by Val Zebrowski, 7/12/02.

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