



Redding Zoning Commission – Meeting Minutes

Date: November 13, 2002

7:30 P. M. – Town Hall Hearing Room

100 Hill Road

Town of Redding, Connecticut

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

Absent: Frank Taylor, Chairman.

Also Present: Tom Gormley, Zoning Enforcement Officer; Val Zebrowski, Administrative Assistant.

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

PUBLIC HEARING: Calvary Independent Baptist Church, 711 and 715 Redding Road. Mr. Bohn withdrew the initial application based on issues relative to notification of a public hearing, and what he felt was insufficient compliance with regulations. He will submit a revised application in the future, after better preparations can be made.

A motion to close the public hearing was made by Mr. Sanford, and seconded by Mr. Karraker. The motion carried unanimous, and the public hearing closed at 7:38 PM.

REGULAR MEETING:

1. Approval of Minutes, October 23, 2002: The minutes from the October 23, 2002 meeting were reviewed, and Mr. Sanford made the motion to accept as submitted. Mr. Karraker seconded and the motion carried unanimous.

A request was made to move item 5 to the second item on the agenda, and Mr. Sanford motioned to make Joel Barlow High School the second item on the agenda for this meeting. Mr. Karraker seconded and the motion carried unanimous.

2. Joel Barlow High School, 100 Black Rock Turnpike: Discussion of JBHS tree planting with building committee: Fran Scharf, from the JBHS building committee, gave an update regarding spruce trees, southern side planting is 90% done. Mr. Karraker asked how long the demountable classrooms would be on site, and Ms. Scharf responded that the demountables would be used by the construction company as a staging area until the project was completed. Bill Oppenheimer had questions about the status of the plantings adjacent to his property, and also erosion problems at the steep slope near his property. Mr. Gormley said that there were minimal erosion problems

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on the backside of a hill. Larry Quintiliano, representing P. Francini, assured Mr. Oppenheimer that plantings will be done once the fields have dried and been reconstructed.

Mike Reopel, Cricklewood Road, presented concerns as a property owner and the difficulty he has had in selling the property. He is also concerned about visual concealment, and that some of the plantings do not adhere to the site plan. He does not think the trees are overlapping and double row, as indicated in the site plan. Mr. Casiello reminded everyone that Mr. Gormley will be sure that the site plan is adhered to, and as a commission, could not change the site plan. Mr. Gormley pointed out that while there are gaps in the tree line now, they will eventually be 20 plus feet tall, and will offer good concealment. Mr. Gormley also said that the trees were planted according to the approved site plan.

Mrs. Gloria Reopel asked if something could be done to cut down on bright lights, possibly installing some type of reflective plate, and if adding more evergreens to provide additional screening was a decision the board could make at this meeting, or if the building committee could address this issue, and Mr. Casiello referred this to the building committee to consider.

Shirley Melnick, Cricklewood Road, also asked for additional evergreens. Ms. Melnick believes that the trees planted will take too long to grow in. She asked that the commission protect the interests of the property owners, and pointed out destruction of property values. She said the original plan did not include the present number of fields. Ms. Scharf responded that the building committee is adhering to the original plan, and that in fact 2 fields were removed from the original plan because they interfered with environmentally sensitive areas. She also pointed out that the building committee has made every effort, including spending money on additional plantings from those in the original site plan. Mr. Reopel expressed concerns that his bedroom and bathroom are clearly visible, and Mr. Casiello suggested he bring his concerns, and any ideas or solutions addressing those concerns, to the building committee.

Kay Oppenheimer, wanted information about additional wells being dug on the property. She is also concerned about neighboring wells being affected if any of the 3 wells tested by the state showed contamination or inadequate quantities of water.

She sited possible water problems at the high school, and wants to be sure that neighboring wells are not affected. She requested that a quantity test be done. Ms. Scharf explained that up to two more wells may need to be dug, and that the state siting agency would be out the next day to initiate the process. Mr. Quintiliano pointed out that while additional wells will be dug, at least one of the present wells being used will be abandoned.

At this time, Mr. Casiello closed the meeting, so that the board could go into executive session. The meeting closed into executive session at 8:15 PM.

At 8:20 PM, the regular meeting of the Zoning Commission resumed. During the executive session, there was a motion made and unanimously approved to accept the settlement agreement between the Town of Redding and New Pond Farm. The settlement states that New Pond Farm will withdraw its pending litigation and the Town of Redding will refrain from enforcement action in connection with the bus parking in the previous spot, until New Pond Farm has time to build a new parking area, within 90 days of the execution of the document stating such. The document provides for extensions, not beyond 270 days.

3. Georgetown Land Development, 1 North Main Street, Georgetown: To receive and potentially approve a request for site plan approval for John Geiger & Associates, 1 North Main Street, Georgetown. Mr. Geiger, explained that after meeting with Mr. Gormley, debris on the site will be cleared. Mr. Geiger explained the site plan. Mr. Sanford moved that no public hearing would be necessary to approve this, and Mr. Gordon seconded. Mr. Sanford also motioned that the commission approve current use of property, as long as any

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material left there over the winter months be properly covered and secured. Mr. Gordon seconded this motion, and both motions carried unanimous.

4. Robert Zuklie, 75 Stepney Road: Discussion relative to Cease and Desist Order. Mr. Gormley explained that in inspecting for septic work, and that most of the site had been clear cut. He wished to work with the property owner toward a restoration plan for the property. John Provinzano, a contractor for the property owner, explained that a miscommunication between himself and the company clearing the land resulted in "over clearing" the site. He wished to move forward and rectify the situation. He planned on re planting some trees, and re-filling areas where earth has been removed. Mr. Casiello pointed out that a special permit is required when moving more than 300 cubic yards of earth. According to Sec 5.1 in the regulations a special permit application is required, and a public hearing can be scheduled for Dec 11, 2002. Mr. Casiello asked for a better presentation of where the earth movement will take place, and would also like Mr. Gormley's ideas on the plantings. The commission requested that no significant amount of earth moved until there is an approved site plan.

Mr. Casiello said that a special permit application for earth materials movement is needed, since more than 300 cubic yards will need to be moved.

5. ZEO Report: The ZEO report was reviewed by the commission.

6. Communications: Mr. Casiello shared information in regard to notices sent to adjoining property owners of the Calvary Independent Baptist Church. It was concluded that notice was properly given in a published legal notice, giving adjoining property owners enough time to review the application. The commission also briefly reviewed the Religious Land Use Act of 2000, and that churches cannot be prohibited in residential zones.

Future agenda items include a public hearing scheduled December 11, 2002, to address 75 Stepney Road.

A motion was made to adjourn. The motion was seconded and the meeting adjourned at 8:56 PM.