



Zoning Commission – Meeting Minutes
Date: Sept 27, 2002
Town of Redding, Connecticut

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

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

Absent: Marshall Sanford.

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

Gary Miyashiro was seated for Marshall Sanford.

1. Approval of minutes from September 11, 2002 meeting: The minutes were reviewed and Mr. Gordon made the motion to approve as submitted. Mr. Casiello seconded and the motion to approve carried unanimous.

2. Executive Session on Pending Litigation: New Pond Farm: The motion was made to enter Executive Session by Mr. Gordon, seconded by Mr. Casiello. Enter Executive Session at 7: 33 PM. At 7:42 PM, Mr. Gordon made the motion to exit executive session, Mr. Casiello seconded, motion carried unanimously. Mr. Taylor announced that during the executive session, the commission discussed the status of the currently pending litigation of New Pond Farm against the Zoning Board of Appeals, for the ZBA upholding the Cease and Desist in using the bus parking area. No motions were made or votes taken.

3. Joel Barlow High School, 100 Black Rock Turnpike: Discussion for schedule of Planting Plan for 2002: Fran Scharf, representative for the JBHS Building Committee, reported to the commission as to status of planting schedule.

Ms. Scharf stated that Serbian spruces were being planted instead of white pines, going in as 6-7 feet in height. Plantings near soccer field will be 10-12 feet in height. The nurseries have started cutting this week; trees will need to be shipped, with the intention to plant in mid to late Fall. Trees to be maintained by contractor for 45 days. Mike Reopel, Cricklewood Road resident, questioned as to if minimum height is 6 or 8 feet. Mr. Reopel also had questions as to illegally parked cars. Mr. Gordon pointed out that this issue was up to the school to regulate, and that notifying the school of perceived parking problems should be sufficient to solve them. Mr. Taylor asked Mr. Gormley to

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inform Joel Barlow High School in writing that unapproved parking will result in parking areas being closed. The approved parking plan should be abided by. It was agreed that if planted trees are properly positioned, height will not be a problem. There has been a problem with the timer for outside lights, this will be investigated. Shirley Melnick, Cricklewood Road resident, stated that the new soccer field would be less than 20 feet from Turney Road. Mr. Taylor said that the original approved site plan would need to be reviewed, to verify accuracy, and insure that the end of the field is 25 feet from the property line at Turney Road. Mr. Taylor asked Ms. Scharf that she notify the commission if trees could not be planted as scheduled.

4. Gregory Tesch: 280 Ethan Allen Highway: Request for site plan approval for Subway Sandwich Shop. It is a permitted use in the zone. Discussion followed as to seating. The store location is approximately 1500 square feet, and seating for up to 24 people is planned for. There is a parking area with 75 parking spaces available. The board asked that there be no free standing signs. Mr. Tesch has also had preliminary discussion with Doug Hartline, Town Health Officer, regarding septic system and water use issues. Mr. Gormley viewed the site plan. Meets requirements of regulations. Site Plan Approved.

5. Zoning Board of Appeals Report of September 17, 2002: The report was reviewed.

6. Future Agenda Items: Public Hearing scheduled for October 23, 2002, Calvary Independent Baptist Church.

7. Communications: A letter was received from Mr. and Mrs. William Oppenheimer, concerning proposed plantings delay issue at Joel Barlow High School.

8. A motion to adjourn was made by Mr. Casiello, seconded by Mr. Gordon.

The meeting was adjourned at 8:23 PM.