



**ZONING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 10, 2003 AT 7:30 P.M.
TOWN HALL HEARING ROOM**

Present: Frank Taylor; Chairman, Gerry Casiello; Vice Chairman, Hugh Karraker, Marshall Sanford, Ben Gordon

Absent: Carey Reilly, Gary Miyashiro and Laurie Richardson

Also Present: Tom Gormley, Redding Zoning Enforcement Officer and Natalie Ketcham, First Selectperson

REGULAR MEETING

The regular meeting of the Redding Zoning Commission was called to order at 8:30 p.m.

APPROVAL OF THE MINUTES OF PUBLIC HEARING OF NOVEMBER 12, 2003

The following correction should be noted on the minutes:

Page 1, 3rd sentence, should read , "100 out of 169 towns, not including Redding..."

Mr. Casiello made a motion to approve the minutes of the Public Hearing of November 12, 2003 as amended. Mr. Gordon seconded the motion and it was carried unanimously.

APPROVAL OF THE MINUTES OF REGULAR MEETING OF NOVEMBER 12, 2003

Mr. Sanford made a motion to approve the minutes of the Regular meeting of November 12, 2003 as written. Mr. Casiello seconded the motion and it was carried unanimously.

ADAM LUBARSKY, 126 MOUNTAIN ROAD

Mr. Lubarsky was present with a proposed amendment to the Zoning Regulations concerning height restrictions on structures as he feels that the current regulations need to be modified for one and two acre zones. Mr. Taylor stated that the Commission would draft a proposed amendment and then would take the appropriate steps for the changes.

GERALD VALENTI, 59 CROSS HIGHWAY

Mr. Valenti's attorney was present and explained that the previous Zoning Enforcement Officer had issued Mr. Valenti a temporary permit for a stove to be placed in the barn on his property. He is now requesting an extension of this permit as he intends to tear down his current house and rebuild on the same lot. In the meantime, he will be living in the barn and would need the stove. Upon reviewing the file, the Commission determined that the temporary permit was issued in November 2000 and he is just

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coming in December 2003 to request an extension. It was recommended that Mr. Valenti make the request when he has a plan and permits for the construction as at this time there is no need for the stove in the barn.

FENCE HEIGHT

Mr. Casiello has amended the proposal to the change to the Zoning Regulations concerning fence height in that the height of the fence shall remain six feet, however, the poles may extend eight feet which would allow for the installation of netting or wire that would keep the deer out.

The Commission requested that the Zoning Enforcement Officer send the amendment to those Agencies as necessary for their review.

Mr. Sanford made a motion to schedule a public hearing for the amendment to the Zoning Regulations concerning fence height on January 28, 2003. Mr. Casiello seconded the motion and it was carried unanimously.

PETER BOCCAROSSA, 19 WERF DRIVE

Discussion was tabled on this matter as it is going through the court system at this time.

STERLING MOTOR SALES, 66 MOREHOUSE ROAD, EASTON

The owners of Sterling Motor Sales and the owner of the property in which it is located were present. They are requesting that the Commission review and approve their site plan as is required by the Department of Motor Vehicles as they are planning to expand their business and obtain a Dealer's License. There will not be a body shop on the premises nor will work be done to the cars on the premises.

The Commission explained that provided the owners are using the same sign, no permit would be needed. However, should the sign be changed, a permit would be required.

Mr. Casiello made a motion that a public hearing would not be required concerning this application. Mr. Sanford seconded the motion and it was carried unanimously.

Mr. Casiello made a motion to approve the site plan as presented to the Commission. Mr. Sanford seconded the motion and it was carried unanimously.

STUART HERMAN, NEWTOWN TURNPIKE AT LONG WALL ROAD

Further discussion was tabled as this is still in public hearing.

DISCUSSION: JOEL BARLOW HIGH SCHOOL PROJECT 2000

Fran Scharf was present for Joel Barlow High School and updated the Commission on the project. They have hired a new contractor and they are pleased with his work.

COMMUNICATIONS

Mr. Taylor reviewed the Communications with the Commission.

FUTURE AGENDA ITEMS

The public hearing for the Chinese New Year Celebration is scheduled for January 14, 2003.

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ADJOURNMENT

Mr. Sanford made a motion to adjourn the meeting at 9:13 P.M. Mr. Karraker seconded the motion and it was carried unanimously.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk