



**TOWN OF REDDING  
ZONING COMMISSION  
REGULAR MEETING  
MINUTES  
AUGUST 13, 2003  
7:30 P.M.  
TOWN HALL HEARING ROOM**

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

Absent: Gary Miyashiro, Laurie Richardson, and Carrie Reilly

Also Present: Tom Gormley, Zoning Enforcement Officer

The Regular meeting of the Redding Zoning Commission was called to order at 7:41 P.M.

**Approval of the minutes of July 23, 2003**

Mr. Karraker made the motion to accept the minutes of July 23, 2003 as written. Mr. Sanford seconded the motion and it carried unanimously.

Mr. Sanford made a motion to amend the agenda in order to move the discussion of the Joel Barlow High School up to the beginning of the meeting. Mr. Casiello seconded the motion and it was carried unanimously.

**Region 9 Joel Barlow High School-discussion of work schedule**

Fran Scharf, Dr. Allan Fossbender, Principal of Joel Barlow High School and Skip Filanowski of Black Dog Enterprises were present. Ms. Scharf has indicated that they are proceeding on the time line and anticipate the work being complete in one and a half weeks; weather permitting.

They are present to request that the Commission allow them to use two fields as the kids will begin practice soon. Mr. Filanowski stated that the slopes are stabilized.

Mr. Gormley indicated that they have gotten the soil and erosion control problems resolved; however, his concern is for the low amounts of work that has been accomplished over the past four weeks.

Mr. Filanowski stated that he feels confident that he can get the project to the point at which it will be aesthetically pleasing and acceptable to the architect.

## **Redding Zoning Commission -Town of Redding, Connecticut**

Frank Taylor indicated that the project plan is not done until it can be certified complete. Therefore, until they have a letter from the state indicating that there are no violations, this Commission can not sign off.

Mr. and Mrs. Oppenheimer were present and referred to the report from DEP dated August 18, 2003 regarding the July 17, 2003 site visit. This letter indicated that a lot of work has not been completed and of the original twenty two items of violation seventeen have not been addressed.

### **Stuart Herman, Newtown Turnpike at Long Wall Road-Discuss Special Site Plan Approval application for affordable housing pursuant to Section 8-30(g) of the C.G.S.**

Attorney Neil Marcus representing Barbara Herman was present. Mr. Marcus explained that the proposal is to create two structures, each containing three units for affordable housing. The property is located on the corner of Newtown Turnpike and Long Wall Road.

This application has been approved by the Conservation Commission as well as the Health Department providing the design is by an Engineer.

The Commission will receive and review this application for its completeness and may schedule the public hearing at their meeting of September 10, 2003.

### **Ellen Hughes-54 Chestnut Woods Road-Discussion of Fencing Regulations**

Ms. Hughes is present and explained to the Commission that she has a six foot high chain link fence with eight foot poles in order to keep the deer from her gardens. She had received verbal approval from the previous Zoning Enforcement Officer on this fence three years ago. She has recently received notice from Mr. Gormley that the fence is not acceptable. A letter from the previous Zoning Enforcement Officer was provided to the Commission indicating that she believed no permit was necessary for this fence.

The Commission indicated that she may keep her fence based on the information before the Commission.

Ms. Hughes further indicated that she would request that this regulation restricting fence height be amended. Ms. Nancy Harper also indicated that this regulation should be amended.

### **Glenn Holmes, 699 Redding Road-Discussion of Zoning Regulations**

Ms. Nancy Harper is present. Mr. Gormley had inspected the property and there are trailers on the property. Ms. Harper presented the Commission with photos of different areas in town for which she believes that there are violations which are not being addressed. The Commission assured Ms. Harper that Mr. Gormley would inspect and determine whether or not a violation exists. The Commission has also requested that Mr. Gormley refer the trailers on this property to the Department of Motor Vehicle.

Steve Pomazi of 85 Sunset Hill is present and explained to the Commission that he received a letter from Mr. Gormley, which he read to the Commission. Mr. Pomazi stated that he does have a permit.

## **Redding Zoning Commission -Town of Redding, Connecticut**

Mr. Gormley stated that the trucks have been on this site for over six months and he has spoken to Mr. Pomazi regarding this. He also indicated that a permit was issued for Mr. Pomazi to remove stones in a period of four weeks. There is no building permit on this property.

Mr. Gormley will provide the Commission with all the necessary information on this at their next regularly scheduled meeting.

Mr. Marshall made a motion to place Redding Day on the Agenda. Mr. Casiello seconded the motion and it carried unanimously.

Mr. Sanford made a motion to approve the date change as proposed by the Redding Family Day Committee and this shall include all the prior conditions. Mr. Casiello seconded the motion and it was carried unanimously.

The meeting of September 10, 2003 shall include the public hearings for Godstow, 30 Putnam Park Road as well as the discussion of an amendment on Political Reference Signs section 5.9.5 and Municipal Signs-Section 5.9.6

### **Communications**

Mr. Taylor reviewed the Communications.

### **Adjournment**

Mr. Sanford made a motion to adjourn at 9:00 p.m. Mr. Gordon seconded the motion and it was carried unanimously.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk