



Redding Zoning Commission – Meeting Agenda

Date: April 9, 2003

7:30 P.M. – Town Hall Hearing Room

100 Hill Road

Town of Redding, Connecticut

Present: Frank Taylor; Chairman, Ben Gordon; Secretary, Marshall Sanford, Gerald Casiello; Vice Chairman, Carrie Reilly, and Gary Miyashiro

Absent: Hugh Karraker, Laurie Richardson

CALL TO ORDER

The regular meeting of the Redding Zoning Commission was called to order at 7:30 P.M.

APPROVAL OF THE MINUTES OF MARCH 26, 2003

One correction shall be noted on page 2, under the application submitted by Georgetown Volunteer Fire Department, it should read that Mr. Sanford refused himself and not refused himself.

A motion was made by Mr. Sanford; seconded by Mr. Casiello to approve the minutes of the regular meeting of March 26, 2003 as amended. Unanimous Approval.

JOEL BARLOW BUILDING COMMITTEE, BLACKROCK TURNPIKE

A representative from the Joel Barlow Building Committee is present. She explained that it has been difficult to accomplish much of the proposed work due to the weather. A time line is still undetermined at this time.

JOEL BARLOW HIGH SCHOOL, BLACKROCK TURNPIKE

Cricklewood Road residents were present to express their concerns over many items with regards to the High School and the construction. A large concern for the neighbors was with regards to the stadium lighting and the claim that the lighting is very bright and in their yards/homes. Hours of operation for construction was another issue discussed as well as the clean up from the construction. Mr. Taylor stated that they should approach the Building

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Committee with regards to the clean up. Mr. Taylor further indicated that this is an active construction site. Inappropriate landscaping was also a concern. Mr. Taylor explained that it would be best to determine the exact location and need for buffering when the construction is complete.

One of the neighbors presented the Board with a map that was allegedly voted on by the residents of the town. This map indicated that the tennis courts were to be in a different location than they are now located. The Joel Barlow Building Committee representative stated that she felt certain that if such a change was made, it was appropriately noticed.

Mr. Oppenheimer is also present and reported to the Board that he has spoken to the Health Department who indicated that the well head was to be abandoned and this has not occurred to date. Stabilization measures do not exist at this time. He would request that the Board place a time limit on the completion of construction. Additionally, there was an oil spill on the High School property, which has impacted his pond. The Department of Environmental Protection as well as Bridgeport Hydraulic are involved with this spill. The Building Committee representative indicated that the situation was remedied and that approximately 20 gallons was spilled.

The Board has requested that Mr. Gormley investigate the site and report back at the next meeting of the Redding Zoning Commission. They would also request of the applicant a time frame be made available for their review at their next meeting.

NEWTOWN II, LLC, EASTON, CT.

The applicant is present as well as his attorney. A cease and desist order was issued as the house is over the height limit regulations. At the suggestion of the Attorney, the applicant did re-grade the property in order for the house to meet the regulation. A Surveyor has revisited the site and the height of the house is now correct.

Peter Bonfanti is present and requested that the Commission have the Town hire an independent engineer in order to determine if the height requirements are accurate. Mr. Taylor explained to Mr. Bonfanti the importance of the engineer stamping a map and the possibility of losing their license should they provide false information.

The Commission will have Mr. Gormley investigate and make a determination.

RYAN MCLOUGHLIN, 134 UMPAWAUG ROAD

A cease and desist order was placed on this property by Mr. Gormley as the silt fencing, soil and erosion measures were not accurately done. Work was stopped on April 4, 2003. According to the applicant, Mr. Gormley did another inspection

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and the area appeared to be in compliance with the regulations. However, there is no report in the file from Mr. Gormley supporting this statement, therefore, the Commission would request that Mr. Gormley review this and if the violation no longer exists he may lift the cease and desist.

The applicant did leave one binder of information for the file.

A motion was made by Mr. Sanford, seconded by Mr. Casiello to add Ms. Ruggiero to the agenda as was requested by her in a letter submitted to the Commission. Unanimous Approval.

NEW POND FARM, 101 MARCHANT ROAD

A representative from the New Pond Farm is present and explains that due to the harsh winter, they are not able to move along as quickly as they had anticipated. They are therefore requesting a sixty-day extension in order to accomplish their goals.

A motion was made by Mr. Sanford, seconded by Mr. Gordon to grant the sixty-day extension regarding the parking. Unanimous Approval

Ms. Ruggiero is present and questions the Commission as well as the representative from New Pond Farm about the map and the plans. She is further concerned with the parking and the extra apartments. Mr. Taylor explained that the apartments have been there for quite some time and therefore are a permitted non-conforming use.

The New Pond Farm Representative did state that they would do all that they can to ensure that patrons do use proper parking.

The representative from Joel Barlow Building Committee returned to show the Commission the plans indicating the location of the tennis courts, which is where they are currently being built. Also shown on the plans are the soccer fields with the lighting. She stated that the neighbors who claims the lighting is affecting them is inaccurate.

REDDING PARK AND RECREATION, LONETOWN ROAD

A motion made by Mr. Sanford, seconded by Mr. Casiello, to approve the Concert on the Green to be held June 15, 2003 through August 24, 2003. Unanimous Approval.

COMMUNICATIONS

Mr. Taylor reviewed the communications.

FUTURE AGENDA ITEMS

There will be public hearings on April 23, 2003 for the Georgetown Volunteer Fire Department 75th Anniversary Celebration on June 22, 2003 as well as for a

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Special Limited Duration Permit for America Beautiful, Celebration on Town Green on May 25, 2003.

ADJOURNMENT

Mr. Casiello made the motion to adjourn the meeting at 9:18 P.M. Mr. Sanford seconded the motion. Unanimous Approval.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk