



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

Present: Frank Taylor; Chairman, Hugh Karraker, Carrie Reilly, Gerry Casiello;
Vice Chairman, Gary Miyashiro

Absent: Laurie Richardson, and Ben Gordon; Secretary

Also Present: Tom Gormley, Redding Zoning Enforcement Officer

REGULAR MEETING

The regular meeting of the Redding Zoning Commission was called to order at 8:12 P.M.

APPROVAL OF THE MINUTES

Mr. Sanford made a motion to accept the minutes of the public hearing of August 13, 2003 as written. Mr. Casiello seconded the motion and it was carried unanimously.

The following corrections should be noted on the minutes of the regular meeting of August 13, 2003:

- Any reference to Ms. Harper should be Ms. Harker.
- Page 3, third paragraph, it should state, "Mr. Sanford..."
- Page 2, second paragraph under Stuart Herman, it should state, "This application has been approved by the Conservation Commission as well as the Health Department providing the septic is designed by an Engineer."

Mr. Sanford made the motion to accept the minutes of the regular meeting of August 13, 2003 as amended. Mr. Karraker seconded the motion and it was carried unanimously.

GODSTOW, 30 PUTNAM PARK ROAD

Mr. Casiello made a motion to approve the application for a special limited duration Heart Shrine Relic Tour and exhibition of Holy Buddhist Object to be held on October 2, 3, 4, &5, 2003 with the following conditions:

- At the request of the applicant the time shall now be from 10:00 a.m. until to 7:00 p.m.
- There shall not be any offensive signs placed for this event.
- Parking shall only be in the main driveway.

Mr. Sanford seconded the motion and it was carried unanimously.

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REGION 9, JOEL BARLOW HIGH SCHOOL

Mr. Sanford made the motion to table discussion as the representatives from the High School could not be present at the meeting. Mr. Casiello seconded the motion and it was carried unanimously.

STUART HERMAN, NEWTOWN TURNPIKE AT LONG WALL ROAD

Attorney Neil Marcus was present for the application for an affordable housing plan. This application was referred to the Town Attorney who indicated further information was needed on this application.

Gerry Casiello stated that the application indicated that the Conservation Commission has approved this application; however, this is a false statement as they have not approved this with the amount of units now proposed. He requested that this statement be amended on the application. Mr. Casiello also stated that the applicant shall be responsible for the process and review of determination of qualified purchasers. They shall then report this to the Town.

Mr. Sanford made the motion to schedule a public hearing for this application on November 12, 2003. Carrie Reilly seconded the motion and it was carried unanimously.

NEW POND FARM, 101 MARCHANT ROAD

This proposal is the same as they have applied for over the years.

Mr. Sanford made the motion to approve the special limited duration permit for the Annual Apple Harvest Festival to be held on October 18, 2003 from 11:00 a.m. until 4:00 p.m. with a rain date scheduled for October 19, 2003 from 1:00 p.m. to 4:00 p.m. Mr. Casiello seconded the motion and it was carried unanimously.

PHOEBE, LLC/32 SUNNYVIEW DRIVE

Mr. Gormley explained that this property was being developed; however, the owner fell into bankruptcy. The property is now under new ownership and they are in the process of cleaning it up.

The new owner is present with site plans including the landscape design. While under previous ownership, the rear of the property was clear cut. New silt fencing, hay bails, and hydro seeding have been completed.

The Commission feels that no further action is needed and they may continue with the work.

DISCUSSION BY COMMISSION OF FOR SALE SIGNS ON VEHICLES

The Commission feels that Mr. Gormley shall continue to monitor for the placement of vehicles on properties with such signs as he has in the past.

MARGO O'HARA HAMPSON, UNIT 22, REDDING WOOD

Ms. O'Hara Hampson is present and read a letter to the Commission regarding her home and the problems associated with selling her home. She feels that the Town of Redding has made several errors associated with the affordable housing which has prevented her from selling her home. She further indicated that she did have a buyer who was rejected by the Town as they were over the income guidelines for the purchase

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of an affordable house. She is requesting that this Commission approve them as their errors and inconsistencies have caused her difficulty in selling the property.

Mr. Taylor explained that there was an affidavit which was approved by this Commission based on what was submitted by the contractor stating that she qualified to purchase the home.

Ann Jackson of 19 Woods Way is present to speak on behalf of Ms. O'Hara Hampson and stated that the guidelines for the affordable housing are impossible to meet.

Mr. Lamp is also present. He read and submitted a letter to the file regarding the situation.

Also present is the President of the Association who stated that they need the help of the Zoning Commission to approve the potential buyers who were denied based on income.

The Commission has indicated that they will contact GDC, LLC to determine that the original information which was certified indicating that the buyers were qualified at that time to purchase the homes, was actually correct.

Rob Wilkins of 16 Woods Way is also present and stated that it appears that a mistake was made regarding the numbers used to compute the approval of the purchasers.

The Commission stated that this figure was corrected to take care of this problem, however, this number is subject to change.

Mr. Wilkins also stated that he paid \$100,000.00 more than he should have on his home based on the incorrect figures used at the time of his purchase.

Mr. Bob Krowne of Redding Woods is also present and stated that those people who can afford the homes make too much money and those that qualify to purchase can not afford to purchase them.

Warren Bloomfield stated that it is incumbent on the Commission to look into this and to find someone who can help the residents.

Mr. Taylor stated that all the affordable housing owners would be notified of the Commission's findings. However, the income test will not be changed and the potential buyers do not qualify.

REDDING SIGNS

Mr. Casiello made the motion to approve the amendment to Section 5.9.6 of the Redding Zoning Regulations as presented. Mr. Sanford seconded the motion and it was carried unanimously.

The Commission discussed the changes to the proposed amendment to Section 5.9.5 of the Redding Zoning Commission Regulations. Ms. Reilly read the amendment into the record.

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Mr. Sanford made the motion to accept the amendment to Section 5.9.5 of the Redding Zoning Regulations as amended. Mr. Karraker seconded the motion and it was carried unanimously.

ADJOURNMENT

Mr. Sanford made the motion to adjourn the meeting at 10:58 P.M. Mr. Karraker seconded the motion and it was carried unanimously.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk