



**TOWN OF REDDING  
ZONING COMMISSION  
REGULAR MEETING  
MINUTES  
OCTOBER 27, 2004  
TOWN HALL HEARING ROOM**

**Present:** Frank Taylor; Chairman, Gerry Casiello; Vice Chairman, Marshall Sanford, John Shaban, and Gary Miyashiro

**Absent:** Carrie Reilly, Hugh Karraker and Ben Gordon

**Also Present:** Tom Gormley, Zoning Enforcement Officer

**REGULAR MEETING**

Chairman Frank Taylor called the regular meeting of the Redding Zoning Commission to order at 7:30 p.m. and seated Gary Miyashiro for Ben Gordon and John Shaban for Hugh Karraker.

**APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 13, 2004**

On page 1, the last paragraph should read, "...the Herman's property which has one home on one building lot with an accessory apartment well over..."

Mr. Casiello made a motion to approve the minutes of October 13, 2004 as amended. Mr. Miyashiro seconded the motion and it was carried unanimously.

**REDDING VETERINARY HOSPITAL, 235 ETHAN ALLEN HIGHWAY**

Attorney Marc Grenier explained that the Conservation Commission is also reviewing this property and has requested a survey of the site. Once they receive the survey, they will walk the property.

Dr. Carl Guariglia stated that he received a letter from a State Engineer indicating that he may have a pile of wood provided it is 100 feet away from the watercourses. Mr. Taylor explained that he may not have been aware that the property is in the flood plain. Mr. Taylor further explained that they need to honor the appropriate setbacks for the Zoning Regulations.

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During review of the plans, Mr. Taylor stated that there is a metal container located six feet off the property line. Attorney Grenier stated that it could be removed if need be. However, Dr. Guariglia indicated that he obtained a permit for this container. The Commission requested that Mr. Gormley research when Dr. Guariglia obtained a permit for the location of this container.

Attorney concluded by stating that they will obtain permission from the Conservation Commission and would then come back to the Zoning Commission for their approval. In the meantime, his client will continue to clean the area.

# Redding Zoning Commission – Meeting Minutes

**Date: October 27, 2004**

## **BARBARA HERMAN**

Attorney Neil Marcus and Ms. Herman were present. They need to obtain a special permit for two buildings with affordable apartments in them. The apartments will be 1,000 square feet single family apartments.

The Commission scheduled a public hearing for the December 8, 2004 meeting. A list of property abutters is needed from the applicant as well as plans for the buildings.

## **JOAN MCINTOSH, 249 BLACKROCK TURNPIKE**

Ms. McIntosh was present with a land management plan. She explained that she has fourteen horses on seven acres of land. The property has two barns with a total of fourteen stalls. She has a manure dumpster which is removed every ten days and replaced with a new one. The manure is not spread on the property.

Mr. Casiello made a motion to approve the land management plan as submitted by Joan McIntosh of 249 Blackrock Turnpike. Mr. Sanford seconded the motion and it was carried unanimously.

## **COMMUNICATIONS**

The Communications were reviewed by Mr. Taylor.

## **FUTURE AGENDA ITEMS**

### **Potential Zone change in the BC Zone**

This is scheduled for public hearing on December 8, 2004.

### **Amendment to section 5.9.5 on sign regulations**

An amendment has been made to the amendment of section 5.9.5 regarding sign regulations and the Commission has requested that this revision be distributed as is required prior to the public hearing and that the previous revision be discarded.

## **ADJOURNMENT**

Mr. Sanford made a motion to adjourn the meeting at 8:45 p.m. Mr. Casiello seconded the motion and it was carried unanimously.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk