



**TOWN OF REDDING  
ZONING COMMISSION  
REGULAR MEETING  
MINUTES  
DECEMBER 8, 2004  
TOWN HALL HEARING ROOM**

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

**Absent:** Carrie Reilly

**REGULAR MEETING**

Chairman Frank Taylor called the regular meeting of the Redding Zoning Commission to order at 9:24 p.m.

**APPROVAL OF THE REGULAR MEETING MINUTES OF OCTOBER 27, 2004**

Mr. Casiello made a motion to approve the minutes of the regular meeting of October 27, 2004 as submitted. Mr. Gordon seconded the motion and it was carried unanimously.

**New Pond Farm, 101 Marchant Road**

Sam Callic wrote a letter dated October 6, 2004 requesting that the fees be waived for the New Pond Farm as they are a not for profit organization. The Building Department has waived their fees and they feel that the Zoning Commission should do the same.

Frank Taylor explained that the fees are to cover the inspection fees. The Commission in the past has waived the fees for the public hearing with the exception of the publication fees, but has never waived the fees for site plans. Mr. Callic stated that he spoke to Tom Gormley, Zoning Enforcement Officer, who stated that these fees have been waived in the past. A document was presented to the Commission showing that these fees have been waived in the past. Mr. Taylor stated that this was approved by the previous Zoning Enforcement Officer, which he does not believe she had the authority to do.

Mr. Taylor stated that he would look further into this as he believes that the Commission has never waived fees other than the public hearing fees.

**Flori Osario, 7 Main Street, Georgetown**

Doug McMellan, architect, was present with modifications to their plans. The modifications include the addition of a prep kitchen in the basement, a five person service bar area, a raised planting area in the front of the building, a raised platform with steps on the front side of the building, and a handicap ramp from the side entry and down. They have also included the air conditioning units on the plans.

Both the Planning Commission and the Conservation Commission have signed off on these modifications.

Mr. Sanford made a motion that a public hearing would not be needed for the modifications to the site plan. Mr. Gordon seconded the motion and it was carried unanimously.

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Adam Lubarski stated that he believes that there is a stipulation in the variance obtained from the Zoning Board of Appeals that they may not change the footprint of the building and with these proposals, they would be violating the variance.

Mr. McMellan stated that they are not increasing the footprint.

Mr. Lubarski feels that this should be presented to the Zoning Board of Appeals.

Mr. McMellan had requested that the Commission continue with their meeting so that he may look for his documentation from the Zoning Board of Appeals.

## **Redding Country Club, 109 Lonetown Road**

Discussion was tabled as there was no one present for the application.

## **Barbara Herman, Special Permit for 313 Newtown Turnpike on accessory apartment**

Mr. Sanford made a motion to approve the application submitted by Barbara Herman for a special permit for an accessory apartment located at 313 Newtown Turnpike and Lone Town Road as required under Section 8-30G of the Affordable Housing Regulations. Mr. Casiello seconded the motion and it was carried unanimously.

## **Amendment to Section 5.95. on sign regulations**

Mr. Sanford made a motion to approve the amendment on Section 5.9.5 of the Redding Zoning Regulations as submitted. Mr. Gordon seconded the motion and it was carried unanimously.

## **Potential Zone Change in the BC Zone**

Mr. Gordon made a motion to approve the zone change in the BC Zone as submitted. Mr. Sanford seconded the motion and it was carried unanimously.

Mr. Casiello did discuss the possibility of moving the building envelope from 50 feet to 40 feet and to go up 30% to 40% in order to reduce the amount of parking spaces.

## **Flori Osario, 7 Main Street, Georgetown**

The Commission returned to discussion on this topic as Mr. McMellan presented the Commission with documentation of the variance obtained from the Zoning Board of Appeals. Mr. Taylor explained that the letter from the Chairman of the Zoning Board of Appeals did not make mention of the restrictions placed on the variance.

Mr. Sanford made a motion to approve the site development plan modification with regards to 7 Main Street Georgetown contingent that the variance obtained from the Zoning Board of Appeals does not restrict the footprint of the building. Mr. Casiello seconded the motion and it was carried unanimously.

## **Communications**

Mr. Taylor reviewed the communications.

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## **Adjournment**

Mr. Gordon made a motion to adjourn the meeting at 10:00. Mr. Sanford seconded the motion and it carried unanimously.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk