



**TOWN OF REDDING
ZONING COMMISSION
REGULAR MEETING
MINUTES
JUNE 23, 2004
TOWN HALL HEARING ROOM**

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

Absent: Frank Taylor; Chairman, Carrie Reilly, and John Shaban

Also Present: Tom Gormley, Zoning Enforcement Officer

REGULAR MEETING

Acting Chairman Gerry Casiello called the regular meeting of the Redding Zoning Commission to order at 7:30 p.m.

APPROVAL OF THE MINUTES OF JUNE 9, 2004

Mr. Gordon made a motion to approve the minutes of June 9, 2004 as submitted. Mr. Sanford seconded the motion and it was carried unanimously.

TWARDY, 39 PORTLAND HILL ROAD, RESIDENTIAL APARTMENT

Mr. Gordon made a motion to schedule the public hearing for August 11, 2004. Mr. Sanford seconded the motion and it was carried unanimously. The Commission will inform the applicant of the time due to additional public hearings that will be held on the same night.

Gary Miysahiro entered the meeting at 7:34 p.m. and was seated.

JOEL BARLOW HIGH SCHOOL, MODIFICATIONS TO SITE PLANS

Joe Macolouso was present and explained that they would need to reduce their project from the original site plans due to budgetary constraints. The plans that were submitted to the Zoning Commission were already approved by the Board of Education.

Joe DeCarlo, Licensed Landscape Architect presented the Commission with the revised plans and explained that their reduction in the proposal involves deleting some of the playing fields.
Redding Zoning Commission

Bill Oppenheimer was present and stated that he felt a public hearing should be held as this is the first time the plans are being presented and the neighbors should be allowed time to review them and make comments of their concerns. He also stated that Fields B and C were greatly disturbed. There are also wetlands and the potential for runoff.

Redding Zoning Commission – Meeting Minutes

Date: June 23, 2004

Kay Oppenheimer stated that Field A has wetland implications as well as Fields B and C. Therefore she feels that the Conservation Commission should be notified. Mr. Casiello stated that there is a letter coming from the Conservation Commission concerning the revisions. Mrs. Oppenheimer also stated that no drainage calculations have been submitted to the Commission.

Mr. Gordon made a motion that a public hearing would not be required as this is a reduction in the intensification. Mr. Sanford seconded the motion and it was carried unanimously.

Fields B and C will be smoothed out and re-seeded and Field A will remain and there will be no activity there.

Mr. Oppenheimer asked that the Commission walk the site as a trench was constructed during construction and they are not showing how it will drain the water. Mrs. Oppenheimer added that it was put in without DEP approval.

Mr. Gordon made a motion to permit the modifications to the field work as depicted on site plans presented at the meeting as this will be a decrease in intensity of work. Mr. Sanford seconded the motion and it was carried unanimously.

POSSIBLE REFERRAL TO CONSULTANTS FOR REVIEW OF PROPOSED GEORGETOWN LAND DEVELOPMENT

The Commission discussed the potential of the Town of Redding hiring an Architectural Firm to review the plans for the proposed Georgetown Land Development application to determine if the criteria have been met for the Town Plan of Development and for basic plan principles. The Planning Commission is in support of hiring an Architectural Firm and would like the Zoning Commission to move forward with it.

Mr. Gordon made a motion to approve obtaining bids for hiring a consultant to review the plans submitted by the Georgetown Land Development. Mr. Sanford seconded the motion and it was carried unanimously.

REPLACEMENT OF HUGH KARRAKER FROM THE WATER POLLUTION CONTROL COMMISSION

Hugh Karraker will be resigning from the Water Pollution Control Commission (WPCC) and the WPCC is in need of a replacement for Mr. Karraker. Gary Miyashiro expressed interest in being his replacement; however, he would not be able to attend the first meeting in July.

PROPOSED ORDINANCE REGULATIVE TO ZONING VIOLATION CITATIONS

Mr. Casiello explained to the Commission that he spoke to the Towns of Bethel, Ridgefield, and Brookfield regarding the implementation of Zoning violation citations. Both Bethel and Ridgefield indicated that they do not issue the citations due to administrative difficulties and the engaging a hearing officer. However, Brookfield does implement the violation citations and they are enthusiastic about it as it has worked well for them. Mr. Casiello requested that the Commission review the Brookfield model at their next meeting for further discussion.

COMMUNICATIONS

Gerry Casiello reviewed the communications.

There was a request by the Wright's to be added to the agenda.

Mr. Gordon made a motion to add the Wright's to the agenda. Mr. Sanford seconded the motion and it was carried unanimously.

Redding Zoning Commission – Meeting Minutes

Date: June 23, 2004

Photos of the property were submitted to the Commission. Mr. and Mrs. Wright indicated that they feel the structure meets the definition in the Zoning Regulations. It has a foundation and footings which were put in prior to them owning the property.

Mr. Casiello spoke to Town Council on this property and it is the contention that this is not a structure and it was illegally constructed.

Mrs. Wright also submitted the statute to the Commission as well as reading it into the record. They further indicated that there is no definition of a roof in the regulations and that this area had a roof and walls previously and all they were trying to do was repair it. It will be replaced exactly as it was previously and they will not be expanding as it will be on the same footprint. They would also like to fix the awning roof over the bar to make it better and safer and capable of holding a snow load.

Mr. Gordon made a motion to permit Mr. and Mrs. Wright to replace what was there at 406 Redding Road, know as the Roadhouse, prior to their ownership with better quality and that there shall be no expansion. Mr. Karraker seconded the motion. Mr. Casiello and Mr. Sanford were opposed to the motion. VOTE: 3-2, motion passed.

Tom Gormley explained to the Commission that he has spoke to David Agress of 28 Limekiln Road, which was scheduled for a public hearing on September 8, 2004, and found that he would prefer not to have a public hearing. He has since removed the kitchen appliances, and therefore would not need a permit from this Commission.

Mr. Gordon discussed with Mr. Gormley various sign violations within the Town of Redding. Mr. Gormley will investigate.

ADJOURNMENT

Mr. Sanford made a motion to adjourn at 8:53 p.m. Mr. Karraker seconded the motion and it was carried unanimously.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk