



**TOWN OF REDDING
ZONING COMMISSION
REGULAR MEETING
MINUTES
JULY 14, 2004
TOWN HALL HEARING ROOM**

Present: Frank Taylor; Chairman, Marshall Sanford, Carrie Reilly, and John Shaban

Absent: Gerry Casiello; Vice Chairman, Hugh Karraker, Ben Gordon, and Gary Miyashiro

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 John Shaban for Gary Miyashiro and Carrie Reilly for Ben Gordon.

Approval of the minutes of the public hearing of June 9, 2004

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

Approval of the minutes of the meeting of June 23, 2004

Mr. Sanford made a motion to approve the minutes of June 23, 2004 as submitted. Mr. Shaban seconded the motion and it was carried unanimously.

Discussion of replacement of Hugh Karraker to the Water Pollution Control Commission

Gary Miyashiro will be Mr. Karraker's replacement on the Water Pollution Control Commission.

Michael Ammirata, 145 Mountain Road

Mr. Ammirata was present and submitted a Land Management Plan to the Commission. He currently has nine horses, goats, sheep, and chickens. He also presented a map of his property indicating where the animals were being kept on the 2.56 acres. No business had taken place on the property. Both the Health Department and the Zoning Officer have visited the site. Water tests were conducted and there is no indication of pollution of any kind. Erosion control measures are in place.

Mr. Ammirata indicated that he will incorporate the new changes from the Health Department into his plan.

Frank Taylor explained that the management plan is for the horses and that any other animals must be in accordance with the current Zoning Regulations. Mr. Ammirata disagrees with Mr. Taylor stating that he was grandfathered as he has had the animals prior to 1986.

The Commission also requested that Mr. Ammirata provide maps done by a professional, i.e. a licensed professional engineer or a landscape architect, who could indicate that the representations shown are

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accurate. Mr. Ammirata stated that this was not part of the requirement and that he believed that the drawings drafted by him would be acceptable.

Attorney Peter Olsen was also present and requested that the Commission ask Mr. Ammirata if he is withdrawing his application or asking the Commission to make a decision on the application.

Ed Fenwick of 147 Mountain Road was present and stated that he had drafted an outline of issues concerning Mr. Ammirata's property and asked if the Commission has reviewed it. He further explained that he is concerned with the potential contamination from the woodchips containing urine and manure. He also stated that the horses are kept outside at all times of the year and are never housed.

Carrie Reilly stated that the Land Management Plan states approximately nine horses. Mr. Taylor stated that it should read as no more than nine and it should be changed to reflect that.

Mr. Ammirata asked that the Commission send him a letter outlining their concerns.

Mr. Ammirata reiterated that after testings and inspections there was no adverse affects from the animals.

Attorney Peter Olsen recommended that the Commission keep the application pending to allow further information to be submitted.

Joel Barlow High School, 100 Blackrock Turnpike

Representatives for the refurbishment to the football field were present and explained that they would like to replace the current grass with a synthetic grass material. Information was handed out to the Commission for their review.

Eight inches of $\frac{3}{4}$ inch crushed stone will be put down and covered with a fabric cover and the rubber grass material will be placed on top. All topsoil will be relocated to another location on the site. Approximately 2500 materials will be removed from the area.

Mr. Taylor explained that if this is a whole new project and not an amendment to the current application with Joel Barlow High School, this would require a public hearing. He recommended that they approach the Building Committee and ask them to consider placing this project under their Storm Water Management Plan.

Fred Baker of the Joel Barlow Building Committee was present and recommended that they attend their meeting on Monday night to discuss this further.

Redding Family Day Committee, Redding Community Center

Mr. Sanford made a motion to approve the Special Limited Duration Permit for the Redding Family Day to be held on August 28, 2004 from 12:00 p.m. to 10:00 p.m. and August 29, 2004 from 12:00 to 5:00 p.m. and to waive all fees with the exception of the publication fees. Mr. Shaban seconded the motion and it was carried unanimously.

Mark Twain Library Association, 439 Redding Road

Mr. Sanford made a motion to approve the Special Limited Duration Permit for the Annual Mark Twain Book Fair to be held on August 30, 2004 through September 7, 2004 at the Redding Community Center and to waive all fees with the exception of the publication fees. Mr. Shaban seconded the motion and it was carried unanimously.

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Redding Historical Society, Redding Center

Mr. Sanford made a motion to approve the Special Limited Duration Permit for the Antique Fair to be held on October 2, 2004 at the Redding Historical Society Onion Field and to waive all fees with the exception of the publication fees. Ms. Reilly seconded the motion and it was carried unanimously.

Redding historical Society, Redding Center

Mr. Sanford made a motion to approve the Special Limited Duration Permit for the Antique Car Show to be held on September 11, 2004 at the Redding Historical Society

Onion Field and to waive all fees with the exception of the publication fees. Ms. Reilly seconded the motion and it was carried unanimously.

Joan Gary Brown, 5 Sidecut Road

Mr. Gormley explained that Ms. Brown submitted a letter to the Commission as she could not be present for the meeting. Mr. Gormley also indicated that he did not find any information in the file indicating that the property was a farm.

The Commission explained that it needs to be determined when she took over the property and if it was prior to 1986, she needs to abide by the regulations regardless of the previous use of the property.

Amazing Rug Bazaar, 231 Ethan Allen Highway

The Commission reviewed the proposal by the Amazing Rug Bazaar and there was a consensus among the Commission that they do not object to the proposal based on the plans reviewed at the meeting.

Proposed Ordinance Regulative to the Zoning Violation Citations

Attorney Peter Olsen was present to discuss with the Commission the proposal of adopting the Ordinance concerning the issuance of violation citations. The Commission will discuss this further at their regular meeting in September.

Communications

Mr. Taylor reviewed the correspondence from Chipman, Mazzucco Land & Pennarola, LLC, Attorneys At Law, dated July 12, 2004 concerning 9 Picketts Ridge Road, Redding Center for Meditation and Spiritual Development.

Adjournment

Ms. Reilly made a motion to adjourn at 9:15 p.m. Mr. Sanford seconded the motion and it was carried unanimously.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk