



Town of Redding, Connecticut

ZONING COMMISSION

Regular Meeting

MINUTES

September 8, 2004

REDDING TOWN OFFICE BUILDING

Present: F. Taylor, H. Karraker, G. Casiello, B. Gordon, M. Sanford (7:35 pm), G. Miyashiro(alt), J. Shaban (7:37pm) (alt)

Mr. Taylor called the Regular Meeting of the Zoning Commission to order at 7:31 pm. Mr. Miyashiro was seated for Mr. Sanford. Mr. Sanford arrived a few minutes later and was seated.

APPROVAL OF MINUTES

Motion to approve minutes of Public Hearing of August 18, 2004, Miyashiro, Karraker.
Approved. Unanimous.

Motion to approve minutes of Regular Meeting of August 18, 2004, Karraker, Miyashiro.
Approved. Unanimous.

DISCUSSION OF GEORGETOWN LAND DEVELOPMENT COMPANY APPLICATION

The Public Hearing on the GLDC Master Plan was closed on 8/18/04. Commission members discussed the project.

Motion: That the Redding Zoning Commission approve the Georgetown Land Development Company Master Plan as submitted. Casiello, Karraker. Approved. Unanimous.

DISCUSSION OF POTENTIAL ZONE CHANGES IN THE BC ZONE

Mr. Casiello presented the subcommittee's report on the potential zone changes in the BC Zone. He asked Commission members to review the proposal and asked that this be an agenda item for the next meeting. Planner John Hayes will be present at the next meeting to review the changes.

NEW POND FARM, APPLE HARVEST FESTIVAL

New Pond Farm, represented by Ann Taylor, requested a Special Limited Duration Permit for their Annual Apple Harvest Festival on Saturday, October 16 (rain date October 17).

Motion: That the Redding Zoning Commission approve the Special Limited Duration Permit for the Apple Harvest Festival at New Pond Farm on Saturday, October 16, 2004 between 11 am and 4 pm, with a rain date of Sunday, October 17, 2004 from 1 pm to 4 pm. Sanford, Karraker. Approved. Unanimous.

NEW POND FARM BUS PARKING

Mrs. Taylor of New Pond Farm explained the plan for bus parking during the construction project. The buses will be parked at the West Redding Fire House. During the pickup time, the buses may be on the circle drive for loading for 10-15 minutes. The Zoning Commission found this plan to be acceptable.

NEW POND FARM, SITE PLAN CHANGES

Sam Calloway, architect for the New Pond Farm construction project, explained the three minor changes in the site plan. The changes include the elimination of an entrance courtyard, elimination of 3 of the 6 tiers in the courtyard, and the reduction of lighting from 26 to nine.

Motion: That the Zoning Commission will not require a public hearing for the proposed site changes. Gordon, Sanford. Approved. Unanimous.

Motion: That the Zoning Commission approve the changes in the site plan as presented. Gordon, Sanford. Approved. Unanimous.

MICHAEL AMMIRATA, 145 MOUNTAIN ROAD

Mr. Ammirata presented Land Management Plan and a map drawn by a landscape architect. The revised plan addressed all the requirements requested by the Zoning Commission. Mr. Ammirata noted that the plan addresses the issues of animal waste, nitrates, number of animals and water run off. The frequency of removal and storage of manure is specified in the Plan. Mr. Gormley added that the Health Officer, Doug Hartline, has not indicated there is a problem with the property.

Ed Fenwick, an abutting neighbor expressed his concerns about nitrates and environmental issues. He was satisfied that the removal and storage of manure was specified in the plan. He questioned the 25 foot set back requirement. Mr. Ammirata's drawings indicated the 25 foot set back except for the pasture. Mr. Ammirata stated that the Court order specified a 25 foot set back except for pastures. The Zoning Commission did not have a copy of the Court Order to confirm this information.

Motion: That the Zoning Commission approve the Land Management Plan submitted by Mr. Ammirata on September 8, 2004, contingent upon its satisfactorily meeting the Court Order. Gordon, Sanford. Approved. Unanimous.

PETER BOCCAROSSA, 19 WERF DRIVE

Mr. Boccarossa was not present due to personal reasons. He is still in violation of the Cease and Desist Order.

FRANCESCO LOMBARDI, 22A MAIN STREET

Mr. Lombard presented the site plan for a pizzeria business at 22A Main Street in Georgetown.

Motion: That the Zoning Commission approve the site plan as presented for a pizzeria at 22A Main Street. Casiello, Gordon. Approved. Unanimous.

ADDITION TO AGENDA

Motion: That the Zoning Commission add to the agenda consideration of a Special Limited Duration Permit for an event planned by the Democratic Town Committee. Casiello, Sanford. Approved. Unanimous.

DEMOCRATIC TOWN COMMITTEE REQUEST

The Democratic Town Committee requested a Special Limited Duration Permit for an event scheduled for September 19, 2004 at the West Redding Fire Station.

Motion: That the Zoning Commission approve a Special Limited Duration Permit for the event planned by the Democratic Town Committee for September 19, 2004 at the West Redding Fire Station. Sanford, Karraker. Approved. Unanimous.

DISCUSSION OF PROPOSED ORDINANCE REGULATIVE TO ZONING VIOLATION CITATIONS.

This item was tabled to the next meeting.

ADJOURNMENT

Motion to adjourn, Karraker, Miyashiro. Approved. Unanimous.

The meeting was adjourned at 9:10 pm.

Respectfully submitted,

Mary Maday, Recording Secretary

Filed subject to approval