



**TOWN OF REDDING  
ZONING COMMISSION  
REGULAR MEETING  
MINUTES  
FEBRUARY 23, 2005  
TOWN HALL HEARING ROOM**

**Present:** Gerry Casiello; Vice Chairman, Marshall Sanford, John Shaban, Hugh Karraker, Gary Miyarshiro, and Ben Gordon

**Absent:** Frank Taylor; Chairman and Carrie Reilly

**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 FEBRUARY 9, 2005**

Mr. Shaban made a motion to approve the minutes of February 9, 2005 as submitted. Mr. Sanford seconded the motion and it was carried unanimously.

**Joel Barlow High School**

A letter of complaint was received by the Zoning Office from Mrs. Shirley Melnyk.

Mr. Poltrack, C3 Chairman for the completion of the Joel Barlow High School was present and stated that he does agree with the comments in Mrs. Melnyk's letter, however the items do not pertain to his committee's purview. Mr. Poltrack also indicated that they will do their best to meet the requirements of the site development plan. He also indicated that O&G Industries will be on site to pave during the April break. The plantings will be completed when the weather permits.

Mr. Casiello indicated that a schedule is needed outlining their anticipated time of completion. Mr. Poltrack stated that they could supply this time line within a week of this meeting; however, the Commission needs to understand that this time line is weather permitting.

Mrs. Melnyk was also present and supplied photos to the Commission of the conditions for which she is complaining including the traffic, drainage, garbage and lighting. She also presented a letter she received from the school in 2000 concerning her issues. Mr. Casiello stated that the Commission needs the school administration to be present as these items are of concern for them.

Mrs. Melnyk further stated that the school has not planted the ten to twelve foot high trees as were anticipated from 2002 by Ms. Scharf. Additionally, the lighting backslashes are an issue for Mrs. Melnyk.

# **Redding Zoning Commission – Meeting Minutes**

**Date: February 23, 2005**

Drawings were also presented for the drainage onto Mrs. Melnyk's property. Mr. Poltrack stated that he did meet with Mrs. Melnyk and did see the storm drain near her property and it does appear that something is not correct. He is unsure if this is a school issue, that it may in fact be a Town Road issue.

Photos showing the snow plowing were also shown to the Commission.

Mr. Casiello requested that the Representatives from Region 9 School Administration as well as the members of the C3 Committee be present at their next meeting.

Mr. DiSalvo of the C3 Committee was also present and explained that they only make recommendations and it is up to Region 9 School Board to act. They have no authority.

## **Carl Guariglia, 235 Ethan Allen Highway**

The Zoning Enforcement Officer issued a cease and desist order to Mr. Guariglia.

## **Ridgefield Motor Inn, 296 Ethan Allen Highway**

The proposal is to build to structures at the end of the existing wings. They will not be constructing additional rooms, but using the areas for storage, vending and ice machines. At this time, they have no provisions for these items. This construction will not require that they re-do the paving areas, parking area nor the septic system.

Mr. Sanford made a motion that a public hearing will not be necessary as this is a minor site plan adjustment. Mr. Gordon seconded the motion and it was carried unanimously.

Mr. Sanford made a motion to approve the site plan approval for the Ridgefield Motor Inn located at 296 Ethan Allen Highway for the addition to each of the two wings of the Motor Inn. Mr. Shaban seconded the motion and it was carried unanimously.

## **Saint Patrick Roman Catholic Church, 169 Blackrock Turnpike**

There was no one present for this application.

Mr. Casiello explained to the Commission that there are Zoning Board of Appeal issues with this application also and questioned the Commission if they wished the applicant to address the Zoning Board of Appeal issues first or if they wanted to schedule a public hearing. The consensus of the Commission was that the applicant should address the issues with the Zoning Board of Appeals before the Zoning Commission could schedule a public hearing.

Mr. Casiello also discussed with the Commission the Georgetown Land Development wish to rent space to CL&P for the storage of stage equipment and trailers. The Commission felt that this would be acceptable providing that it was limited to six months. Should this require more time than six months, Georgetown Land Development would need to request permission from the Zoning Commission. Mr. Casiello will discuss this with the Zoning Enforcement Officer.

## **Adjournment**

# **Redding Zoning Commission – Meeting Minutes**

**Date: February 23, 2005**

Mr. Gordon made a motion to adjourn the meeting at 8:12 p.m. Mr. Karraker seconded the motion and it was carried unanimously.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk