



**TOWN OF REDDING
ZONING COMMISSION
REGULAR MEETING
MINUTES
JANUARY 12, 2005
TOWN HALL HEARING ROOM**

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

Absent: Carrie Reilly

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.

APPROVAL OF THE MINUTES OF DECEMBER 8, 2004

It should be noted that the name listed as Frank Levkoff was inaccurately recorded. It was Joe Levkoff that was present at the meeting of the public hearing for the potential zone change in the BC zone.

Mr. Casiello made a motion to approve the minutes of the meeting of December 8, 2004 as amended. Mr. Sanford seconded the motion and it was carried unanimously.

Redding Country Club, 109 Lonetown Road

Frank Taylor was unseated and John Shaban was seated in his place.

The representative of the Redding Country Club explained that they are requesting a temporary office trailer to act as a warming hut for the next ten weeks as theirs is in disrepair.

Mr. Sanford made a motion that this application will not need to go to a public hearing. Mr. Gordon seconded the motion and it was carried unanimously.

Gary Miyashiro entered the meeting at 7:32 p.m.; however, he did not sit for the discussions on this application.

A representative of the Redding Country Club explained that this trailer would be used by the players until the end of March. This trailer will have nothing to do with the future construction as they will be applying for the work that will be done on the courts soon.

Mr. Sanford made a motion to approve the temporary modification for site plan approval for an office trailer to be used as a warming shed on property located at 109 Lonetown Road for a duration of three months, to expire at the end of March 2005. Mr. Gordon seconded the motion and it was carried unanimously.

Meadow Ridge, 100 Redding Road

Mr. Taylor and Mr. Miyashiro were both present for the remainder of the meeting.

Present for this application was Don Priest and David Reis. Mr. Priest explained that they are requesting revisions to their site plan approval to include increased parking spaces, elimination of one tennis court, a change to residential building number 3, and to delete a bank of garages and replace them with parking spaces. This modification does not include any new structures. They will have more apartments, but not more people. It would be a 7,000 square foot adjustment.

Mr. Casiello made a motion that this application is for minor adjustments and that a public hearing would not be required. Mr. Gordon seconded the motion and it was carried unanimously.

Mr. Priest continued to explain that the property consists of 135 acres and is in the SDD Zone. At this time, residential buildings 1 and 2, the community building and the assisted living units are complete.

There will be no change to the detention pond, only a new 15 inch reinforced pipe.

The increase in parking is by 46 parking spaces from the original approval.

Building #3 would have twelve apartments and two storage areas on the garden level. From the ring road, you will only be able to see a three story building. The building is also within the regulations for height.

Anti-tracking pads, silt fencing and hail bales will be used for soil and erosion controls.

These proposed changes do not require additional tree clearing, no change to the conservation easement, or any disturbance to the wetlands.

Gerry Casiello feels that the approvals were granted based on the number of apartments and not the number of people. Mr. Priest disagreed with Mr. Casiello and reviewed this approval with the Commission and he also feels that the density count was based on head count. This adjustment would increase the apartments from 312 units to 348 units, which is approximately a 10% increase.

Gary Miyashiro questioned the applicant on how they would monitor the amount of residents. Mr. Priest stated that this would be done through marketing.

Mr. Gordon made a motion to approve the amendment to the site plans as presented. Mr. Sanford seconded the motion and it was carried unanimously.

Communications

Mr. Sanford made a motion to put Mr. Gibbons on the agenda. Mr. Gordon seconded the motion and it was carried unanimously.

Mr. Gibbons explained to the Commission that he would like to meet informally with the Commission for pre-application discussions on the site plans. Both John Shaban and Gerry Casiello volunteered to participate in the discussions with Tom Gormley and the applicant.

The Board of Selectmen are developing an advisory committee for parking. Mr. Shaban volunteered to be part of this new Board and Gerry Casiello was set up to be an alternate.

Adjournment

Mr. Gordon made a motion to adjourn the meeting at 8:35 p.m. Mr. Sanford seconded the motion and it was carried unanimously.

Filed Subject to Approval,

Respectfully Submitted

Dorothy Torres, Clerk

