



**TOWN OF REDDING
ZONING COMMISSION
REGULAR MEETING
MINUTES
MARCH 9, 2005
TOWN HALL HEARING ROOM**

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

Absent: Carrie Reilly, John Shaban

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 Gary Miyashiro for Ben Gordon.

APPROVAL OF THE MINUTES OF FEBRUARY 23, 2005

Mr. Casiello made a motion to approve the minute of February 23, 2005 as submitted. Mr. Sanford seconded the motion and it was carried unanimously.

Joel Barlow High School

Present for Joel Barlow High School discussion were Dr. Judith Shapiro, Region 9 Board of Education Chairman, Dr. Allen Fossbender, Superintendent of Schools, Joe DeCarlo, KBA Landscape Architect, Ross Calabro, Principal, Ken Craw, Vice Principal, Walter Czudak, Joel Barlow Facility Manager, Lewis Rosenblatt, O&G Industries Construction Manager, as well as members of the Construction Completion Committee Dan Heller, Art Poltrack, Chairman, and Steve Rowland.

Members Ben Gordon and Hugh Karraker entered the meeting and Mr. Miyarshiro was unseated.

Mr. Poltrack explained that O&G Industries will be paving the week of April 15, 2005 and the process gravel work will be done during spring break, the week of April 18, 2005. The rest of the site work and plantings will commence May 1, 2005 weather permitting. He also stated that he submitted a schedule to Mr. Gormley via fax.

The Zoning Commission explained that a Clerk of the Works was a condition of approval and to date they have not employed a Clerk of the Works. Mr. Poltrack indicated that they have appointed Mr. Rosenblatt as the Clerk of the Works. Mr. Taylor explained that this may be a conflict of interest as it is the responsibility of the Clerk of the Works to be certain that the work is being done in accordance with the Zoning Regulations and that their Committee needs to show how this would not be a conflict.

Mr. Taylor referenced Mrs. Melnyck's letter of which the only items that may pertain to the Zoning Commission are the issues pertaining to lighting and screening.

Redding Zoning Commission – Meeting Minutes

Date: March 9, 2005

Mr. DeCarlo presented the Commission with the original site plans as well as the plans approved on June 23, 2005 as amended.

Mrs. Melnyck presented the Commission with photographs of what currently exists and she stated that the plantings she was promised never were planted. She also indicated that the back splashes were never installed on the lights.

The Building Committee disagreed with Mrs. Melnyck in that the deflectors were installed; however, they were not to Mrs. Melnyck's satisfaction. They indicated that they are not sure how to alleviate the problems any more than they already have. Additionally, they have planted some additional trees.

Mr. Taylor stated that the twenty foot poles that are in place were not originally approved on the site plans and are therefore not approved. Mrs. Melnyck further explained that the netting is continuously hanging and never comes down from these poles.

Mr. Gormley stated that he recalls doing a walk of the property and have plans of the plantings to be installed on an SK plan. Mr. Poltrack stated that he is not aware of such a plan nor the letters Mr. Gormley stated he sent. Mr. Gormley presented Mr. Poltrack with a copy of the letter he sent dated February 14, 2005.

Mr. Taylor stated that the number of trees could be changed in order to obtain the proper screening. Dr. Fossbender stated that he was not aware that the number of trees could be altered.

Mr. Melnyk stated that the area which was to be Field "F" is now a parking area for students and he feels that there should be screening for the parking area.

Dr. Fossbender requested that they meet with Tom Gormley in the field and discuss the appropriate plantings needed for screening.

Carl Guariglia, 235 Ethan Allen Highway

Carl Guariglia was present and stated that he did not receive notice of the last meeting. Mr. Gormley explained to the Commission that this was true.

Mr. Guariglia stated that he felt he didn't need a permit for something he has been doing for thirty years. Mr. Taylor explained that he would need to prove that it was in conformance all those years as there is not a statute of limitations on such a violation.

Mr. Guariglia stated that DEP had indicated he could keep the wood pile providing it is 100 feet from the river.

The only issue with the Zoning Commission is the placement of the pile of wood and the potential height, which appears to be a safety issue. There also appears to be a setback issue with a storage unit which is now on the property.

Mr. Guariglia indicated that he would have a site plan for the next meeting.

Redding Zoning Commission – Meeting Minutes

Date: March 9, 2005

132 Redding Road, LLC, Adam Lubarsky

Mr. Lubarsky was present and questioned the Commission on the clarification of Section 3.14(b) of the Redding Zoning Regulations. He explained that he would like to divide the parcel located at 52 Marchant Road into two pieces. Mr. Lubarsky explained that he would like to create two front lots.

Mr. Taylor explained that Mr. Lubarsky would need to obtain approval from the Planning Commission

Girish Arora, 49 Deacon Abbot Road (Lot #21)

Mr. Arora was present and showed the Commission maps of his property and his proposal and questioned if the Commission had any concerns with the new location of his driveway.

The Commission advised Mr. Arora that they have no real issues with this adjustment; however, he would need to meet the requirements of the Planning Commission.

Mark Twain Library

Mr. Casiello made a motion to approve the application submitted by the Mark Twain Library for a Limited Duration Special Use Permit for the Frog Frolic Fair to be held at the Community Center on April 30, 2005 from 11:00 a.m. until 4:00 p.m. with a rain date of May 1, 2005. Mr. Sanford seconded the motion and it was carried unanimously.

Peter and Maris Cuneo, 27 Old Hattertown Road

A representative was present for Mr. and Mrs. Cuneo. He explained to the Commission that the applicant is proposing a 537 square foot apartment.

Mr. Sanford made a motion to accept the application submitted by Peter and Maris Cuneo for a residential apartment and to schedule a public hearing for April 13, 2005. Mr. Casiello seconded the motion and it was carried unanimously.

Redding Garden Club, Redding Center, Gazebo

The Commission explained to the representative that traffic control is needed for this event. They also explained that the use of signs as outlined in their application is not permissible. The use of signs requires a separate permit from the Zoning Commission and she would need to let the Commission know where the signs were to be placed, when they will be placed and that permission must be granted by the property owner for placement of the sign.

Mr. Casiello made a motion to approve the application by the Redding Garden Club for a Limited Duration Special Use Permit for the Redding Garden Club plant sale to be held on May 7, 2005 from 9:00 a.m. until 3:00 p.m. and that the fees shall be waived with the exception of the publication fees. Mr. Gordon seconded the motion and it was carried unanimously.

Boy Scout Spaghetti Dinner

Mr. Casiello made a motion to add to the agenda the Boy Scout Troop Spaghetti Dinner. Mr. Sanford seconded the motion and it was carried unanimously.

The Boy Scouts are planning a spaghetti dinner to be held at the firehouse. The Commission discussed the proposed signs that were indicated on the application. It is the consensus of the Commission that they may not use signs for this event. They may use a sandwich board to advertise the event.

Redding Zoning Commission – Meeting Minutes

Date: March 9, 2005

Mr. Gordon made a motion to approve the spaghetti dinner for the Boy Scouts without the signs and that all fees shall be waived with the exception of the publication fees. Mr. Sanford seconded the motion and it was carried unanimously.

Communications

There were no communications.

Adjournment

Mr. Sanford made a motion to adjourn the meeting at 9:42 p.m. Mr. Gordon seconded the motion and it was carried unanimously.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk