



**TOWN OF REDDING
ZONING COMMISSION
REGULAR MEETING
MINUTES
APRIL 13, 2005
TOWN HALL HEARING ROOM**

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

REGULAR MEETING

Chairman Frank Taylor called the regular meeting of the Redding Zoning Commission to order at 7:36 p.m.

APPROVAL OF THE MINUTES OF MARCH 23, 2005

Mr. Sanford made a motion to approve the minutes of the meeting of March 23, 2005. Mr. Casiello seconded the motion and it was carried unanimously.

Joel Barlow High School

Art Poltrack was present and stated that he and Walt Czudak are speaking with Tom Gormley on a regular basis. He also indicated that he has conducted a meeting with some of the neighbors about their planting and screening proposal. He believes that the neighbors are in agreement with the plan. These plans were submitted to the Commission.

Joe DeCarlo was also present with the proposed planting plans. Photos were also shown from the viewpoint of Turney Road.

A fence is proposed to be installed on the edge of the parking lot with privacy screens. Mature evergreens will also be planted for the purpose of screening.

Mrs. Melnyck questioned if the fence will be galvanized steel. Mr. Poltrack and Mr. DeCarlo stated that it will be vinyl coated.

A resident living across from the school stated that at this time, there is not enough parking around the school.

A resident of 4 Cricklewood Road stated that the lights at the edge of the parking lot are throwing as much light off site as they are throwing on site. There is also the problem with the light from the vehicles in the parking light due to the angle of the parking light as well as its elevation. He recommended additional plantings around the parking area to decrease the lighting effects.

Mr. Poltrack stated that three baffles have been installed on the lights.

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Mrs. Melnyck questioned the bond and its release. Mr. Taylor explained that the purpose of the bond is to have the project completed as per the approved plan.

Mrs. Melnyck also presented photos taken just prior to the meeting of the parking situation when there is a game. Dr. Fossbender stated that he has spoken to Mrs. Melnyck about this and they will be installing a guardrail for this problem and it is intended to be complete within the month.

Mrs. Melnyck also indicated that there is overflow during school hours. Mr. Poltrack stated that there is an area which has storage trailers and when this is paved, it will open additional parking areas for the students. The area is intended to be paved next week.

Bill Oppenheimer read a letter to the Commission with concerns of the drainage which is putting storm water onto their property. Feel that there are discrepancies in the plans also. Mr. Taylor asked that Mr. Gormley meet with Mr. Oppenheimer to show the discrepancies.

Mrs. Melnyck also stated that the catch basins are not catching the water and she feels that this is due to the removal of the trees. Mr. Taylor stated that the catch basins have not changed as a result of this project, but he would visit the area during a storm event.

The Commission asked that the Construction Completion Committee be certain that the lights in the parking lot have the appropriate shielding and they should report back to this Commission at their next meeting.

Peter and Maris Cuneo, 27 Old Hattertown Road-Special Application for Residential Apartment

Mr. Sanford made a motion to approve the application submitted by Peter and Maris Cuneo for a Special Application for a residential apartment on 27 Old Hattertown Road. Mr. Gordon seconded the motion and it was carried unanimously.

Town Of Redding Recycling Center/Transfer Station-Deposition of Material

Mr. Gormley explained to the Commission that CL&P will be doing underground cable work with the removal of 100,000 cubic yards of material. The Town would like to take 40,000 cubic yards to the recycling center, for which half would be used for road work. This material would be free to the Town. Screening would be in place from the neighbors and the placement of the materials is not within the conservation setbacks. Bruce Sanford and Tom Gormley will monitor this project.

Plans were presented to the Commission showing the stockpiled areas.

Mr. Sanford made a motion to schedule a public hearing for the Town Of Redding and the deposition of materials for May 11, 2005. Mr. Gordon seconded the motion and it was carried unanimously.

New Pond Farm, 101 Marchant Road-Special Limited Duration Permit for Founder's May Fair

Mr. Gordon made a motion to approve the special limited duration permit for the Founder's May Fair to be held May 14, 2005 from 11:00 until 4:00 p.m. with a rain date of May 15, 2005. Mr. Sanford seconded the motion and it was carried unanimously. Commission waived the legal fee but to pay publication fee.

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St. Patrick's Church, 169 Black Rock Turnpike, Site Plan Approval for New Church

Dan Conlin, Architect, was present and explained that site plans were submitted including plant screenings information, A-2 surveys, etc.

Both the Conservation Commission and the Zoning Board of Appeals has granted approval. Mr. Taylor asked Mr. Conlin to provide the letter from the Zoning Board of Appeals at the public hearing.

Mr. Gormley informed the Commission that he has not had an opportunity to review the revised plans.

Mr. Sanford made a motion to scheduled a public hearing for May 11, 2005. Mr. Gordon seconded the motion and it was carried unanimously.

Paris Design, 5 Main Street, Georgetown-Site Plan Approval for modification to existing building

The proposal is to add a 2,000 square foot addition to the existing building. They have filed an application with the Conservation Commission and they will be on their next agenda. Mr. Taylor explained that they need to show the floodplain on the plans as this is within the floodplain.

Town Of Redding-Special Limited Duration Permit for Parade Path Dedication on May 1, 2005

Mr. Gormley explained that there will be a dedication of the Parade Path on May 1, 2005 from 12:00 to 5:00 p.m. They anticipate 70-100 people. The parking will be adequate and no food will be on site.

Mr. Casiello made a motion to approve the application for a special limited duration permit for the dedication of a parade path on May 1, 2005 from 12:00 to 5:00 p.m. Mr. Gordon seconded the motion and it was carried unanimously. The Commission approved without holding a public hearing as they felt this event would be innocuous.

Mr. Richard Ashton, 199 Ethan Allen Highway

Mr. Ashton was present and requested that the Commission add him to the agenda.

Mr. Sanford made a motion to add a site plan approval for a retail business to the agenda. Mr. Gordon seconded the motion and it was carried unanimously.

Copies of the application were submitted to the Commission. The property to be leased is at 199 Ethan Allen Highway and the intention is to be a wine store with the majority of the business to be done through the internet. It will only be open at specific times for the purposes of wine tasting.

Mr. Casiello made a motion to approve the site plans for the retail business at 199 Ethan Allen Highway as this is within the retail zone. Mr. Sanford seconded the motion and it was carried unanimously.

Communications

Mr. Taylor reviewed the communications.

Mr. Shaban shall now also serve on the Water Pollution Control Authority Commission.

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Future Agenda Items

Georgetown Land Development is scheduled for a public hearing on April 27, 2005.

Adjournment

Mr. Casiello made a motion to adjourn the meeting at 8:55 p.m. Mr. Gordon seconded the motion and it was carried unanimously.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk