



TOWN OF REDDING
P.O. Box 1028
100 Hill Road
Redding, CT 06875

ZONING COMMISSION

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TOWN OF REDDING
ZONING COMMISSION
REGULAR MEETING
JUNE 22, 2005
TOWN HALL HEARING ROOM

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

Absent: John Shaban

Also Present: Tom Gormley, Zoning Enforcement Officer and First Selectmen Natalie Ketchum

REGULAR MEETING

Frank Taylor called the regular meeting of the Redding Zoning Commission to order at 7:40 p.m.

APPROVAL OF THE MINUTES OF THE PUBLIC HEARING

Mr. Gordon made a motion to approve the minutes of the public hearing of June 8, 2005 as submitted. Mr. Sanford seconded the motion and it was carried unanimously.

APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Mr. Sanford made a motion to approve the minutes of the regular meeting of June 8, 2005 as submitted. Mr. Gordon seconded the motion and it was carried unanimously.

Susan Jackson, 25 Old Mill Road, Georgetown

Mr. Gordon made a motion to approve the Site Plan submitted by Susan Jackson for a garage/workshop/studio/rental apartments on property located at 25 Old Mill Road, Georgetown. Mr. Sanford seconded the motion and it was carried unanimously.

Modification to Section 5.9 of the Zoning Regulations concerning open house signs

Mr. Gordon made a motion to approve the amendment to Section 5.9 of the Redding Zoning Regulations with respect to the use of Open House Signs by Real Estate Agents. Mr. Sanford seconded the motion and it was carried unanimously.

Veronica Smith, 15 Diamond Hill Road

Mr. Gormley explained that Ms. Smith requested that she be able to place a trailer on her property in which she may live while her house is reconstructed. Mr. Taylor explained that this has not been permitted in the past. They could appeal to the Zoning Board of Appeals if they choose. As there is no application, no action is needed by the Commission.

Redding Zoning Commission – Meeting Minutes

Date: June 22, 2005

Town of Redding, installation of 10,000 gallon above ground oil tank

Tom Gormley explained to the Commission that the Town would like to install a 10,000 gallon above ground tank behind the two temporary structures behind the Elementary School. The storage would be fuel oil. The Conservation Commission has reviewed this application; however, they have not acted on it to date. Frank Taylor questioned the containment for the tank if it were to leak. It would need an impervious containment area to hold the contents of the tank should it leak. Natalie Ketchum was also present and stated that there is a leakage monitor on the tank.

Ms. Ketchum and Mr. Gormley explained that there will be fencing or screening of some type around the tank.

Mr. Gordon made a motion that the application submitted by the Town of Redding will not need a public hearing. Mr. Sanford seconded the motion and it was carried unanimously.

Mr. Sanford made a motion to approve the request by the Town of Redding for the installation of a 10,000 gallon above ground oil tank at the Redding Elementary School providing that they have proper diking on a pad that will hold the contents of the tank if the tank ever leaked. Mr. Gordon seconded the motion and it was carried unanimously.

Town of Redding, installation of 10,000 gallon gas, 10,000 diesel and (2) w000 oil tanks at highway garage

Mr. Gormley explained that the would like to install one 10,000 gallon gas tank, one 10,000 diesel tank and two 1,000 oil tanks at the highway department. An underground storage tank will be removed during this construction.

The Conservation Commission has accepted this application, but has not acted on it to date.

Mr. Taylor stated that this is a regulated activity; therefore they would need to defer to the Conservation Commission.

Communications

Attorney Richard Gibbons was present as there was a complaint concerning an approval they received last year which permitted CL&P to use a portion of their property. He believes that there may have been a misunderstanding concerning this issue and he would like clarify.

Mr. Gibbons also stated that CL&P will need additional time for the use of this property and therefore Mr. Gibbons requested an extension on their approval for a duration of three months, with the expiration of December 2005. He also explained that there is the storage of materials on the site, which is what he believes the complaint is concerning.

Redding Zoning Commission – Meeting Minutes

Date: June 22, 2005

Mr. Sanford made a motion that no public hearing would be needed concerning the amendment to the previous approval and the request for an extension. Mr. Gordon seconded the motion and it was carried unanimously.

Mr. Gordon made a motion to approve the extension through the December and to include the storage of materials to include crushed stone or sand provided it is protected with silt fence and is 100 feet from the regulated area. Mr. Sanford seconded the motion and it was carried unanimously.

Joel Barlow

Frank Taylor stated that the parking at the school must be enforced that they are to park in approved parking areas. He has witnessed the parking problem at the school. He requested that Tom Gormley send them a letter addressing this problem.

Adjournment

Mr. Gordon made a motion to adjourn the meeting at 8:13 p.m. Mr. Sanford seconded the motion and it was carried unanimously.

Filed Subject to Approval,

Respectfully Submitted,

Dorothy Torres, Clerk