



TOWN OF REDDING
P.O. Box 1028
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ZONING COMMISSION

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TOWN OF REDDING
ZONING COMMISSION
Regular Meeting
JUNE 8, 2005
TOWN HALL HEARING ROOM

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

Absent: John Shaban

Also Present: Tom Gormley, Zoning Enforcement Officer

REGULAR MEETING

Frank Taylor called the regular meeting of the Redding Zoning Commission to order at 7:47 p.m.

CONSIDERATION OF THE MINUTES OF MAY 25, 2005

Mr. Casiello made a motion to approve the minutes of the meeting of May 25, 2005 as submitted. Mr. Sanford seconded the motion and it was carried unanimously.

Joel Barlow High School

Art Poltrack was present for the Joel Barlow High and distributed a progress report to the Commission. Photos were also presented. Mr. Gormley reported that he visited the site on June 8, 2005 and it appears that they are 80% complete. Mr. Gormley added that they did discuss making adjustments to the lights.

Mr. Taylor informed Mr. Poltrack to make contact with Mr. Gormley to determine if they should attend the next meeting.

Georgetown Land Development, North Main Street, Georgetown

Attorney Richard Gibbons was present and reminded the Commission that they received approval last fall for a Master Plan Special Permit. They are before the Commission now for amendments to the plans. The changes do not change the density or amenities, there is a reduction in the commercial space of approximately 40,000 square feet as a result. The parking spaces have been kept as they were originally presented.

Dave Beem was also present and explained that the biggest change is the elimination of Gilbert Street, which has been replaced with a pedestrian spine. They will be removing

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two buildings which previously blocked the river and it is being replaced with two arched pedestrian access-ways.

The revised plans are a result of the meetings with the Fire Marshall.

Previously parking for the theatre was between the housing units and the theatre. This has been moved to across the street from the theatre.

The block housing buildings at the end by the pond have been redesigned to allow for additional lighting and views of the pond.

Additionally, some of the roadways have been changed to allow better radius for emergency vehicles.

Also present was Bob Gilcrest, Landscape Architect. He indicated that the hydrology on the site needs to be considered and designed accordingly. He explained that they will be reporting back to the Fire Marshall concerning the placement of the trees. They feel that they have enhanced the plans as there is better emergency access and circulation.

Mr. Gibbons stated that the engineer did submit the hydrology report and that nothing has changed concerning the hydrology from the previous approval.

Mr. Casiello made a motion that a public hearing will not be needed on this amendment as the modifications as not significant. Mr. Sanford seconded the motion and it was carried unanimously.

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

Mr. Casiello added that the changes were the result of the traffic flow and the recommendations from the Fire Marshall. He feels that this proposal is moving in the right direction.

Susan Jackson, 25 Old Mill Road, Georgetown

Further discussion was tabled as this public hearing has been continued.

Ron Mangini, 72 George Hull Hill Road

Attorney Neil Marcus was present for Mr. Mangini. He stated that his client is obeying the cease and desist order.

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Mr. Gormley explained to the Commission that the work was performed without a permit. There was a two car garage which became a three car garage with living quarters above it, which was supposed to be storage. Mr. Gormley added that he does not feel an A-2 survey is needed at this time.

Mr. Marcus indicated that there is no work being done on the garage but they are finishing the work on the inside of the house.

Mark Twain Library, 439 Redding Road

Mr. Sanford made a motion to approve the Limited Duration Permit for the Annual Mark Twain Library Book Fair to be held on September 2 through September 4, 2005 at the Redding Community Center and to waive all fees except for the publication fees. Mr. Gordon seconded the motion and it was carried unanimously.

Communications

Frank Taylor reviewed the communications.

Adjournment

Mr. Sanford made a motion to adjourn the meeting at 8:47 p.m. Mr. Casiello seconded the motion and it was carried unanimously.

Filed subject to approval,

Respectfully Submitted,

Dorothy Torres, Clerk