

THE NEIGHBORS

Clearly any man-made change on your land will have an effect on the property next door. And vice-versa. That is why we have a Zoning Board of Appeals. If your neighbor asks for a variance to put a pool closer to your lot line than the setback requires, you will be notified and able to comment at a public hearing.

Suppose you have 4 acres or more and want to sell a 2-acre building lot. Again the neighbors will have a chance to comment when your lot line change is considered at a Planning Commission meeting.

“Good fences make good neighbors,” and if they are stone fences and you live on a “Scenic Road” you can’t move or change them without going through the Planning Commission.

YOUR RIGHTS

Can you conduct a business out of your house?

— *It depends on the type of “business.” A call to the Zoning office will give you the list of approved enterprises.*

You want to start a bed-and-breakfast. Is it allowed?

— *Yes, by special permit obtained through Zoning.*

How many horses can you keep?

— *It depends on the size of your lot and the number of horses. Check with Zoning.*

Can you put an accessory apartment in your house?

— *Yes, but it must meet the requirements set by Zoning.*

You’re not sure if the wetlands on your property are regulated.

— *Maps are available at the Conservation Department Office along with advice on permitted uses.*

THE REDDING LEAGUE OF WOMEN VOTERS is pleased to provide this Homeowner’s Handbook as part of its continuing mission to help citizens understand the workings of government.

The LWV is a non-profit organization committed to educating voters and to encouraging active participation in the political process.

To become a member of the Redding LWV,
e-mail Margi Esten at
margiesten@yahoo.com
or call (203) 241-8453



The Redding League of Women Voters
P.O. Box 1100, Redding, CT 06875
lwwredding@lwwct.org

The Homeowner’s Handbook

A GUIDE TO REDDING’S LAND USE POLICIES AND PROCEDURES

*Everything You Need
to Know About
the Town’s Regulations*



REDDING’S LAND USE POLICIES

PROTECT YOUR PROPERTY VALUES

Home ownership is the largest single investment most of us make. When we buy property we hope that its value will increase over the years, that the neighborhood will keep its character and that Redding will remain predominantly residential.

Redding’s rural character has been achieved through far-sighted planning and a firm but fair enforcement of its land use regulations.

Zoning came first – in 1950 – followed by Planning – in 1956 – and Conservation in 1964. The Conservation Commission administers the Inland Wetland regulations and prepares the Open Space Plan.

Our land use policies – based on the premise that preserving water quality, open space and Redding’s history – protect the homeowner. If, that is, the home owner knows how to seek help.

Suppose you want to put a deck on the back of your house. Did you know the Health Department needs to OK the change? Along with the Building Department? Here’s why. The Health Department needs to assess the deck’s impact on your septic system. This may require soil tests. The Building Department gives you the permit only after Zoning determines the setback from neighboring properties is adequate. If the deck impinges on wetlands, the Wetlands Enforcement Officer becomes involved. The Town’s procedure for obtaining a permit simplifies the procedure for you.

THE TOWN AGENCIES

The Planning and Conservation Departments at the Old Town House, 23 Cross Highway, assist homeowners who are planning new construction or changes of any kind to their property. The first step of the permit procedure begins here. Planning and Conservation applications may be requested.

The Zoning Department assists owners who need a permit to build a new structure or change any aspect of a building's shape, size or use.

The Health Department enforces the State Health Code on wells, septic systems, any changes to the footprint of a structure, number of bathrooms, or the addition of a pool. Soil tests may be required.

The Building Department permit is required for any physical or use changes of a structure, such as decks, kitchen remodeling and basement finishing.

The Zoning Board of Appeals hears requests for changes to structures that do not conform to Zoning regulations.

The Highway Department supervises driveway entrances to Town roads.



TOWN OF REDDING PERMIT APPLICATION PROCEDURE

Old Town Hall
Planning, Conservation
(Inland Wetlands) Office
23 Cross Highway

Jo-An Brooks, Land Use Coordinator
(203) 938-3721

Carol Keil, Admin. Assitant (203) 938-2185

Hours for Permit Application Forms
8:30 a.m. to 12:30 p.m.

The Office will assist you in filling out the forms and compiling the necessary maps and data.

Applications will then be routed to and signed by Planning, Conservation (Inland Wetlands), Health, Zoning and Building Departments.

When all reviews are completed, the Building Inspector will call you to make an appointment and to describe the fees involved.

THE PLAYERS

Planning/Conservation Departments
Old Town House, 23 Cross Highway
(203) 938-2185 or 3721
Jo-An Brooks, Land Use Coordinator
Carol Keil, Admin. Assistant
Office Hours: 8:30 a.m. – 12:30 p.m.

Health Department
Town Hall
(203) 938-2559
Doug Hartline, Health Officer
Jean Winters, Admin. Assistant
Office Hours: 8:00 a.m. – 3:00 p.m.
Field Inspections by appointment

Zoning Department
Town Hall
(203) 938-8517
Zoning/Wetland Enforcement Officer
(203) 938-5028
Jean Winters, Admin. Assistant
Office Hours: 8:00 a.m. – 3:00 p.m.
Field Inspections by appointment

Highway Department
Town Garage, 28 Great Oak Lane
(203) 938-2801
Jeff Hanson, Highway Superintendent
Linda Fitch, Admin. Assistant

Building Department
(203) 938-2558
Town Hall Annex, 1st Floor
Shuan Donnelly, Chief Building Officer
Linda, Kansao, Admin. Assistant
Office Hours: 7:30 a.m. – 5:30 p.m.
Closed: 12 noon – 1:00 p.m.

Zoning Board of Appeals
Town Hall
(203) 938-8517
Jean Winters, Admin. Assistant
Office Hours: 8:00 a.m. – 3:00 p.m.