



Town of Redding – Zoning Commission Application Form Site Plan Approval

PROPERTY INFORMATION:

Address: 296 Ethan Allen Highway

Assessor’s Map & Lot No.: Map 35, Lot 92 Zone: SB

Record Owner (s): Ridgefield Motor Inn Inc. (Contact: Alex Patel)

Mailing Address: 296 Ethan Allen Highway
Redding, CT 06877-6217

Phone: (203) 438-3781 E-mail: amrat3349@gmail.com

APPLICANT AGENT (If different from above):

Name: Anthony Mussachio - Mussachio Architects, PC

Mailing Address: 30 North Forest Rd.
Williamsville, NY 14221

Phone: 716-631-9949 E-mail: anthony@mussachioarchitects.com

DESCRIPTION OF PROJECT:

Demolition of existing 2 Story Motel and Restaurant and parking lot for Construction of a new 46,222 s.f. 3 Story, 71 Guestroom Home2 Suites by Hilton w/ Managers Apartment and future 1 story, 5,700 s.f. restaurant which will be connected to Hotel at the West Side. Overall first floor footprint will be 22,638 s.f.

Please see page 2: complete list of required supporting documentation. Submit a total of twelve copies of this form and supporting documents, along with fees, by 12:00 p.m. on the Thursday prior to a regularly scheduled meeting of the Redding Zoning Commission in order to be placed on the agenda.

The undersigned understands that this application is to be considered complete only when all information required by the Commission has been submitted and is responsible for payment for all required legal notices and mailings. Further, the undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief and hereby grants permission to the Redding Zoning Commission and its authorized representatives to enter upon the property for inspection.

(owner’s signature) (date)

(agent signature) (date)

Town of Redding – Zoning Commission

Site Plan Application Check List

REQUIRED WITH THE APPLICATION FORM:

Supporting Documents:

- Detailed letter of intent describing proposed use of property.
- Class A-2 survey map of the subject property.
- Site Plan in accordance with Section 5.2.2 of the Redding Zoning Regulations. Note that the Commission may waive portions of the requirements of Section 5.2.2 if the information is deemed to be unrelated to the present application.
- List of project professionals.
- List of directly abutting property owners
- In accordance with Connecticut General Statutes Section 8-3i: any project located within a public water supply watershed area must notify the applicable water company (Aquarion) and the State of Connecticut Commissioner of Public Health of the proposed project. Aquarion notification form follows on Page 3. For information on the state notification, see page 4. Proof of the notifications must be provided with the application.
- The commission reserves the right to request additional information required to confirm compliance with the Zoning Regulations of the Town of Redding.

Fees:

Site Plan Approval, Residential Zone	\$175.00
Site Plan Approval, Commercial Zone	\$50.00 for up to \$5,000 estimated project cost; \$5.00 additional for each \$5,000 of project cost thereafter
State of Connecticut fee: all applications	\$60.00

In addition, the applicant is responsible for the costs of all legal notices and certified mailings as required by the Connecticut General Statutes.

ADDITIONAL APPROVALS REQUIRED:

For projects that need approval from the Water Pollution Control Commission or the Conservation Commission, a decision may not be made by the Redding Zoning Commission until those approvals are obtained.

Note: Site Plan approvals granted by the commission are approvals for the use of the property; any actual construction requires administrative approval from the Zoning & Building Departments.

NOTIFICATION OF PROPOSED ACTIVITY WITHIN THE WATERSHED

Via Certified Mail, Return Receipt requested to:

Application note submitted
Per Ralph Gallagher.
Notification does not need to be
submitted until 7 Days after Site
Plan Review.

Date: _____

Aquarion Water Company
c/o Brian Roach
714 Black Rock Road
Easton, CT 06612

Pursuant to Connecticut General Statutes Section 8.1 i (b), notice is hereby given that an application for Site Plan Approval is being filed with the Redding Zoning Commission for the following:

Address: 296 Ethan Allen Highway, Redding, CT 06877

Owner: Ridgefield Motor Inn Inc. (Contact: Alex Patel)

Proposed Activity: Demolition of existing 2 Story Motel and Restaurant and parking lot for Construction of a new 46,222 s.f. 3 Story, 71 Guestroom Home2 Suites by Hilton w/ Managers Apartment and future 1 story, 5,700 s.f. restaurant which will be connected to Hotel at the West Side. Overall first floor footprint will be 22,638 s.f.

Complete information is available at the office of the Redding Zoning Department, 100 Hill Road, Redding, Connecticut. The office can also be contacted via phone at (203) 938-8517, or by e-mail at apardee@townofreddingct.org. Please contact the office for the date this application will be considered by the Redding Zoning Commission; agendas can also be found on-line at the Town of Redding website.

Thank you for your consideration.

**PUBLIC WATER SUPPLY
CT DEPARTMENT OF PUBLIC HEALTH
NOTIFICATION REQUIREMENTS**

Effective October 1, 2006, applications for any project located within a public water supply watershed area before the Zoning Commission, Zoning Board of Appeals, Planning Commission, or the Conservation Commission must notify the Commissioner of the Connecticut Department of Public Health (CTDPH).

In order to determine if your project is in this area, consult the ***“Public Drinking Water Source Protection Area Map”*** on file in the offices of the Redding Town Clerk, Land Use, and the Redding Zoning Enforcement Officer. If your project falls within this area, please follow the notification process detailed below:

1. Go to the CTDPH web form submission page at http://www.dir.ct.gov/dph/Water/Web_form.htm
2. Click on “Watershed or Aquifer Area Project Form”
3. Complete the form on this page.
4. Submit the form by clicking on the “submit” button
5. Print out your confirmation form and submit a copy with your completed application materials.

If you do not have internet access, you may obtain a copy of the reporting form from the Town of Redding Zoning Office: the form may be completed and mailed to the state at the address shown on the form.