

**Redding Zoning Commission
Regular Meeting Minutes
December 14, 2022 – 7:30 p.m.
Redding, Connecticut**

Present: Matt Lecher, Chairman; Amy Atamian, Secretary; Commissioner Bill Whitehead; Alternate Nicole Bricker; Alternate Gary Miyashiro.

Also Present: Aimee Pardee, Zoning Officer; members of the public.

REGULAR MEETING:

The Chairman called the meeting to order at 7:30 p.m. seating Ms. Bricker for Commissioner Pam Marsh and seating Mr. Miyashiro for Commissioner Bill Miller.

1. Approval of Public Hearing and Regular Meeting Minutes of November 9, 2022.

On the motion of Ms. Atamian and the second of Ms. Bricker, the commission voted by majority to accept the minutes as written. Mr. Whitehead and Mr. Miyashiro abstained from the vote.

**2. Application #22-10Z – 296 Ethan Allen Highway (Assessor’s Map and Lot #35-92):
Ridgefield Motor Inn. Alex Patel (Owner):** Request for Site Plan Approval to demolish existing structures and redevelop property with new “Home2 Suites by Hilton.

The commission discussed the application and reviewed correspondence that had been received from the Redding Health Officer and also from the State of Connecticut Department of Public Health. Ms. Pardee distributed a draft resolution of approval. Ms. Atamian suggested that reference should be made to Doug Hartline’s letter of June 21st and also to comment 22 in the letter to the commission from Todd Ritchie, P.E. dated April 14, 2022 regarding signage to protect septic areas from excessive snow.

After further discussion, Ms. Atamian moved that the commission approve the application with the conditions from the draft resolution of approval and the two additional conditions discussed above. Mr. Whitehead seconded the motion and it was carried unanimously. Full text of the motion is attached.

3. Discussion.

There was no discussion under this agenda item.

4. Future Agenda Items

There was no discussion under this agenda item.

5. Communication

There was no discussion under this agenda item.

6. Adjournment

On the motion of Mr. Miyashiro and the second of Ms. Atamian, the commission voted unanimously to adjourn the meeting at 7:50 p.m.

Submitted by:
Aimee Pardee

Motion to approve the following application:

**Application #22-10Z – 296 Ethan Allen Highway (Assessor’s Map and Lot #35-92):
Ridgefield Motor Inn. Alex Patel (Owner):** Request for Site Plan Approval to demolish existing structures and redevelop property with new “Home2 Suites by Hilton.

Approval granted with the following conditions:

1. The construction of a restaurant on the premises is not part of this approval and would require a separate application to the commission.
2. State of Connecticut Department of Transportation approval for access from Route 7 must be provided to the Town of Redding Zoning Office.
3. All conditions stated in correspondence from the State of Connecticut Department of Health, Matthew A. Pawlik, P.E., R.S., to Douglas Hartline R.S. dated September 19, 2022, must be met. Any change to site design in order to meet requirements of the State of Connecticut Department of Public Health will require Site Plan Review by the Redding Zoning Commission. Of note is condition 6. which allows no kitchenette or laundry facilities on site.
4. Water supply must meet requirements of the State of Connecticut Department of Public Health as stated in correspondence from the State of Connecticut Department of Health, Vicky Carrier P.E., to Amarat Patel dated November 1, 2022.
5. Any change in site layout, whether by the applicant, or as required by regulatory review (ie: Building Official, Fire Marshall, etc.) shall require Site Plan Review by the Redding Zoning Commission.
6. Applicant shall be responsible for the costs for an independent agent to monitor construction of the project for compliance with the approved plans as well as maintenance of erosion and sediment control measures in accordance with the State of Connecticut DEEP Bulletin 34: “2002 Connecticut Guidelines for Soil Erosion and Sediment Control.”
7. Applicant is required to comply with all requirements of Section 22a-329 of the Connecticut General Statutes regarding management of stormwater.
8. All conditions stated in correspondence from The Town of Redding, Doug Hartline R.S. to Matthew Lecher, Chairman Redding Zoning Commission, dated June 21, 2022, must be met.
9. Per comment #22 in correspondence from SLR, Todd Ritchie, P.E. to Town of Redding, Aimee Pardee, Land Use Director, dated April 14, 2022, signs shall be provided along each side of parking lot islands to prevent snow removal contractor from piling snow on top of septic leaching fields.