

Redding Planning Commission
Redding Center, Connecticut 06875-1028

RECEIVED May 1, 2023 @5:13 P.M.
Michele R. Grande, Redding Town Clerk
3 pages

MEETING MINUTES
April 25, 2023 - 7:30 P.M.
Town Hall

(The regular meeting of April 11, 2023 was cancelled)

Present: Daniel Barrett, chair, Chuck Cilo, Steven Gagnon, Regina O'Brien, Roger Van Ausdal, James E Bacon

Absent: Toby Welles

Daniel Barrett called the meeting to order at 7:34 p.m.

I. APPROVAL OF MINUTES

Daniel Barrett approved the minutes of the meeting of March 28, 2023, as emended by the following: Section II, item 1, line 3, insert "a" after "made;" line 8, "Board of Selectman;" line 11, remove sentence beginning with "Discussion;" line 16, replace sentence with "Town Counsel and Board of Selectmen have met and the Board of Selectmen determines to move forward;" Section II, item 2, line 2, Eversource will submit;" line 24, "It is dead;" line 25, "It is diseased;" line 28, delete "by;" line 35 (page 4) "Further discussion was tabled until after the revised application is submitted;" Section II, item 3, line 6, "referral was unanimously;" Section II, item 4, line 2, "Conservation Commission."

II. ADMINISTRATIVE

1. **Referral from Zoning: 280 Ethan Allen Highway (U.S. Route 7), Arianit Krasniqi (owner), Wade Roese (agent).** Request for Site Plan Amendment to construct warehouse. Zoning Public Hearing set for April 26, 2023. Aimee Pardee made a presentation. She noted that the owner wants to tear down an existing dwelling and replace it with a warehouse with a larger footprint. It was moved by Roger Van Ausdal, seconded by Steve Gagnon, and unanimously approved by the Commission to send a positive referral to Zoning.
2. **Referral form Zoning: 70 Turney Road, Joel Barlow High School. Regional School District #9 (owners), Mike D'Agostino – Region 9 School District Chairperson (applicant).** Request for Site Plan Amendment for conversion of an existing field to a

synthetic turf-surfaced field, and for expansion of stadium parking lot. Zoning Public Hearing set for April 26, 2023.

Chris Hulk of TurfField Tarkett, a division of Tarkett, S.A., made a presentation. He gave an overview of the last thirty years of the use of the sports fields at Joel Barlow High School. The desire of the school authorities is to maximize the usefulness of the backfield by replacing the existing sod with TurfField, a synthetic product that is already being used in the existing field to the north, and by expanding the existing parking lot southward increasing the number of parking spaces by 190 spaces bringing the total to 245 spaces. Increasing parking near the fields will alleviate the traffic on Turney Road and make it easier for visitors to access the fields as they currently must walk a good distance from the existing parking lots adjacent to the school buildings.

He noted that in addition to the planned installation of lights, the new turf field could be used from sunup to sundown, and later. Currently the existing field can only be used sparingly as heavy sports traffic wears away the field. All improvements will be within the existing fence line. LED full-cut-off lighting minimizing light spill-off is to be installed to light the field for night-time activities. He also noted that there are few neighbors within 1500 feet. To minimize truck traffic during construction, the topsoil removed will be relocated to the back of the construction area where it will be used to create a gentle berm. This should result in about 500 truckloads of unwanted debris being removed from the site. FieldTurf is a cryogenic rubber mat laid upon a stone base with a sand underfill in which drainage pipes are placed. Stormwater drains vertically through this substance and is removed to retention points that already exist. This cleans the water as it drains. The paved area in the new parking lot will be sloped so that stormwater drains to stone filled islands where the water will be removed by underground piping to existing collection spots. The new parking lot will be lighted. Discussion ensued.

In response to concern about using an organic coconut underfill, Chris Hulk said that it freezes when the temperature drops below freezing. In response to concern about water run-off, Chris Hulk said that every effort would be made to minimize excess run-off during and after construction, not including normal water run-off. In response to the use of synthetic turf, Chris Hulk noted that the rubber mat is not made of a PFAS type plastics, but of a cryogenic rubber material. When this is replaced, it can be recycled whereas the coconut organic materials could not be recycled. He also noted that a concrete perimeter curb is used to contain the FieldTurf mat.

Landscaping of the parking lot was discussed. Could the stone drainage island swales be filled with plantings? Could the surface be paved with porous material? Twenty Eastern Redbud trees are being considered for the landscaping around the parking area. Julia Pemberton advised that stormwater catch basins are not environmentally friendly as they must be cleaned periodically, and the resulting refuse must be treated as hazardous waste. In response to what environmental studies had been done, Chris Hulk replied that his company would conduct what studies asked of it.

Shirley Melnyk, 2 Cricklewood Rd, expressed her concerns about the increased traffic on Turney Road, the intrusive lighting, and the noise coming from the sports fields,

especially during sports events. **Discussion having ended, it was moved by Roger Van Ausdal, seconded by Chuck Cilo, and unanimously approved by the Commission to send a positive referral to Zoning with the following proviso: that Zoning consider the use of porous paving to the greatest extent practicable; the drainage island/swales be planted swales to slow down, filter and absorb runoff water and the swales be planted in a manner that enhances the school campus environment; and a traffic pattern study during sports events may be warranted for Turney Road.**

3. **Request for alteration to Scenic Road.** Discussion to be continued from March 28, 2023 on the removal of the trees on Cross Highway by Eversource. As the revised Eversource application has not been submitted and representatives from Eversource were not present, discussion was tabled until the next meeting.
4. **Referral from the Gilbert and Bennett Wire Mill Advisory Committee.** Request for the Planning Committee to develop an RFP (Request for Proposal) for a Master Plan for the Georgetown area. Discussion was tabled until next meeting.

III. Chairman's Report

None

With the business of the meeting concluded, Daniel Barrett adjourned the meeting at 8:55 p.m.

Submitted by,
Alexander Scott