

**Redding Zoning Commission
Regular Meeting Minutes
September 13, 2023 – 7:30p.m.
100 Hill Road
Redding, Connecticut**

Present: Matthew Lecher, Chair; Amy L. Atamian, Secretary; William J. Miller; William H. Whitehead, Jr.; Alternates: Nicole Bricker; Diana M. Carlino; Gary Miyashiro

Also Present: Aimee Pardee, Zoning Officer; Janet August, Recording Secretary; members of the public.

REGULAR MEETING

The Chairman called the meeting to order at 7:30p.m, seating Nicole Bricke for Commissioner Pamela Walsh.

1. Approval of Public Hearing & Regular Meeting Minutes of July 26, 2023.

MOTION: Nicole Bricker moved to approve the minutes of July 26, 2023. The motion was seconded by Amy Atamian, and the motion was carried unanimously.

2. Application #23-09Z – 145 Old Redding Road (Assessor’s Map and Lot #27 -7) – 145 Old Redding Road LLC – In accordance with Redding Zoning Regulations Section 5.12, request for a Special Use Permit for accessory residential apartment. *To receive and set Public Hearing Date.*

The commission received the application and discussed the Public Hearing date.

MOTION: Amy Atamian moved to set this matter for a Public Hearing on October 11, 2023. The motion was seconded by William Miller and the motion was carried unanimously.

3. Application #23-10Z – 34 Mountain Road (Assessor’s Map and Lot #41- 8) – Owner Ronald J. Desantis & Donna Marie Livolsi - In accordance with Redding Zoning Regulations Section 5.5.5, request for a Special Use Permit for earth moving in excess of 300 cubic yards of material. *To receive and set Public Hearing date.*

The commission received the application and discussed the application and a Public Hearing date. The property requires a significant amount of work to close out the old farm dump. Ms. Atamian asked if an archaeological survey was ever completed. Commissioners assumed that it was done at the time of subdivision, but it was not clear if it was. Adjacent neighbor Matt Seidel indicated that it was done at that time. Discussed whether a site walk is needed.

MOTION: Amy Atamian moved to set this matter for a Public Hearing on October 11, 2023, and a site walk on October 2, 2023 at 2pm. The motion was seconded by Nicole Bricker and the motion was carried unanimously.

4. Application #23-11Z- 95 Lonetown Road (Assessor’s Map and Lot #14 - 7) – Owner John Giardino & Donna Forshaw – In accordance with Redding Zoning Regulations Section 5.12 request for a Special Use Permit for accessory residential apartment. *To receive and set Public Hearing Date.*

The commission received the application and discussed the application and a Public Hearing date. Owner John Giardino stated that they plan a detached ADU of less than 1000 square feet for his father to live in and wanted to begin building as quickly as possible. Discussed the process with Zoning Officer Aimee Pardee and the commissioners.

MOTION: Amy Atamian moved to set this matter for a Public Hearing on October 11, 2023. The motion was seconded by Nicole Bricker and the motion was carried unanimously.

5. Application #23-12Z -169 Blackrock Turnpike (Assessor’s Map and Lot #23 - 43) – Owner Sacred Heart and St. Patrick Parish: Agent Dan Conlon – In accordance with Redding Zoning Regulations Section 5.11 request for Limited Duration Special Use Permit to hold an Oktoberfest on October 14, 2023. *To receive and Set Public Hearing date.*

The commission received the application and discussed the application and a Public Hearing date. Agent Dan Conlon stated that this event has never been held before. The event will have music, beer and food and be held from 3-9pm. Parking will be in an adjacent lot that the church owns, and attendees will use the sidewalk to get to the area of the festival on church grounds. Conlon stated a police officer has been hired for traffic control and they’ve applied to the Health Dept. re: sanitation requirements. Additional lighting will be added to supplement building spotlights and light the area.

MOTION: Nicole Bricker moved to set this matter for a Public Hearing on October 11, 2023. The motion was seconded by Amy Atamian and the motion was carried unanimously.

6. Communication

MOTION: Amy Atamian moved to add Georgetown Automotive to the agenda. The motion was seconded by Matt Lecher and the motion was carried unanimously.

Georgetown Automotive

Zoning Officer Aimee Pardee states that she has heard that the business will be both automotive service/repair and/or used car sales. She has not confirmed that with the new owner. Ms. Atamian stated that the new owner should come to zoning either way, as used car sales are a change in use. Commissioners discussed that the previous tenant had vehicles parked in the state right-of-way, and current zoning would require 3 parking spaces per service bay (2 bays at the location) and 1 parking space per employee. Ms. Atamian noted that the state right-of-way carries up to the front of the building. Ms. Pardee will contact the new owner to invite him/her to the next meeting and discussed an application and site plan.

Short-Term Rental Committee

This committee requests a member of zoning to serve on it. Nicole Bricker volunteered to serve.

7. Future Agenda Items

There was no discussion under this agenda item.

8. Adjournment

On the motion of Mr. Miller and the second of Ms. Atamian, the commission voted unanimously to adjourn the meeting at 7:52p.m.

Submitted by:

Janet August, Recording Secretary