

**Town of Redding
Zoning Board of Appeals Meeting Minutes
Tuesday, 11/21/2023
7:00PM via Zoom**

Filed subject to approval.

Present:

- Elizabeth Williams, Chair
- Noel Cooke, Vice Chair
- Jill Cilo
- Sarah Unfried, Alternate
- Leif Smith, Alternate

Also Present:

- Michael Concordia, Applicant
- Patrick Welsh, Neighbor

1. Call Meeting to Order.

Chair Williams called the meeting to order at **7:08PM**.

2. Approval of the Tuesday, 10/17/2023 Zoning Board of Appeals Meeting Minutes & Motions.

Motion:

Ms. Cilo made a motion to approve the motions and minutes of the Tuesday, 10/17/2023 Zoning Board of Appeals (ZBA) Meeting. Vice Chair Cooke seconded the motion. There were 4 yes votes (Williams, Cooke, Cilo, & Unfried) and one abstention (Smith). The motion carried.

3. Public Hearing.

4. Application #11-01-23 – 29 Glen Hill Road (Map & Lot #37 & 63) - Owner Gloria Petrini: Representing owner Michael Concordia Trustee: Requesting a variance to reduce Rear yard setback from 50' to 41' feet for a proposed addition. Redding Zoning Regulations Section 4.6. Variance requested is 9' feet.

Michael Concordia presented Application #11-01-23 to the ZBA.

The owner of this property, Gloria Petrini, has dementia and needs someone to live in her home to take care of her. This addition would allow this person to comfortably live there.

Chair Williams stated that the definition of a hardship is something that is unique to the land or lot that makes it impossible to develop anywhere but the proposed location of the variance. Variances are only granted if a hardship is present.

Mr. Concordia stated that the lot is an unusual shape. Chair Williams stated that there are other possible locations for the addition. Discussion followed concerning the garage and attaching it to the house.

Motion:

Vice Chair Cooke made a motion to enter Deliberative Session. Ms. Cilo seconded the motion. The vote was unanimous, and the motion carried.

The ZBA moved into Deliberative Session at **7:32PM.**

Deliberative Session

Motion:

Vice Chair Cooke made a motion to deny Application #11-01-23 – 29 Glen Hill Road (Map & Lot #37 & 63) - Owner Gloria Petrini: Representing owner Michael Concordia Trustee: Requesting a variance to reduce Rear yard setback from 50’ to 41’ feet for a proposed addition. Redding Zoning Regulations Section 4.6. Variance requested is 9’ feet, due to lack of a demonstrated hardship. Ms. Cilo seconded the motion. The vote was unanimous, and the motion carried.

Motion:

Vice Chair Cooke made a motion to exit Deliberative Session. Chair Williams seconded the motion. The vote was unanimous, and the motion carried.

Deliberative Session ended at **7:33PM.**

5. Approval of ZBA Calendar Meeting Dates for 2024.

Motion:

Vice Chair Cooke made a motion to approve the proposed ZBA Calendar Meeting Dates for 2024. Ms. Cilo seconded the motion. The vote was unanimous, and the motion carried.

The Calendar Dates for 2024 are as follows:

- **Tuesday, January 16, 2024**
- **Tuesday, February 20, 2024**
- **Tuesday, March 19, 2024**
- **Tuesday, April 16, 2024**
- **Tuesday, May 21, 2024**
- **Tuesday, June 18, 2024**
- **Tuesday, July 16, 2024**
- **Tuesday, August 20, 2024**
- **Tuesday, September 17, 2024**
- **Tuesday, October 15, 2024**

- **Tuesday, November 19, 2024**
- **Tuesday, December 17, 2024**

The Zoning Board of Appeals meets on the Third Tuesday of each month via Zoom at 7:00PM and if there are any changes there will be notification.

The Chair of the Zoning Board of Appeals Commission is Elizabeth Williams.

6. Possible Discussion/Administrative Matters.

Chair Williams informed the ZBA that communication between the Zoning Commission and the ZBA will be improved moving forward.

Chair Williams informed the ZBA that a Cease and Desist has been issued for the home on Route 58 concerning the Oil Tank.

7. Adjournment

Motion:

Vice Chair Cooke made a motion to adjourn the meeting. Ms. Cilo seconded the motion. The vote was unanimous, and the motion carried.

The meeting was adjourned at **7:37PM**.

*Submitted by,
Zachary Smith*