

Redding Planning Commission  
Redding Center, Connecticut 06875-1028

**MEETING MINUTES  
November 28, 2023 – 7:30 P.M.  
Town Hall Hearing Room – 100 Hill Road**

**Present:** Chuck Cilo, Steven Gagnon, Regina O'Brien, Kate Perry, alt. James Bacon, alt. Toby Welles

**Absent:** Regina O'Brien

**Also Present:** Julia Pemberton, 1<sup>st</sup> Selectman; Aimee Pardee, Land Use Director

It was moved by Toby Welles and seconded by Chuck Cilo, that Steve Gagnon take the chair. Steve Gagnon called the meeting to order at 7:30 p.m., seating Toby Welles for Regina O'Brien and James Bacon for the vacancy.

**I. ELECTION OF NEW OFFICERS**

Upon motion by James Bacon and seconded by Chuck Cilo; Steve Gagnon was elected the chair and Regina O'Brien elected as secretary. There were no objections.

**II. APPROVAL OF MINUTES**

Steve Gagnon approved the minutes of the meeting of November 14, 2023 as written.

**III. REGULATORY.**

- 1. Referral from Zoning: 34 Mountain Road, R.J. Desantis & D.M. Livolsi.** Request for Special Use Permit for earth moving in excess of 300 cubic yards of material. Zoning Public Hearing occurred October 11, 2023. Site plan received October 24, 2023. Discussion continued from November 14, 2023. Steve Gagnon noted that the Commission had received a legal opinion from Counsel Pete Olson as requested. It was moved by Toby Welles and seconded by James Bacon, and unanimously approved that a neutral referral be sent to Zoning with the proviso that language regarding the protection of asset trees be incorporated into the permitting application.
- 2. Referral from Zoning: 4 Fox Run Road, Ryan Fletcher (owner), Donnelly, McNamara & Gustafson P.C. (Agents).** Request for a Special Use Permit for a

Temporary Museum on the premises for a period of one (1) month May 2024. Zoning Public Hearing December 13, 2023. Aimee Pardee explained that the property owner is building a house and wishes to use it as a showcase for the month of May 2024 (Wednesday through Sunday from 10 a.m. to 6 p.m.) with mini-buses bringing in paying guests to view the house interior as envisaged by different professional decorators. Profits would be going to the Boy's and Girl's Club of Redding. Aimee noted that there was no clear definition for this kind of activity, which is why it was being called a "temporary museum."

Concern was raised that this was more of a commercial venture than a community activity and that congestion on the narrow roads in the neighborhood could not be handled expeditiously. Concern was raised that allowing this kind of commercial activity would set a precedent for future activity being approved.

The motion was made by Toby Welles, seconded by Kate Perry, and unanimously approved to send a negative referral to Zoning.

3. **Referral from Town of Bethel: 150 Putnam Park Road.** Zone Text Amendment and Zone map Amendment. This refers to a piece of property abutting the town line just north of Putnam Memorial Park on the west side of the Black Rock Turnpike. The property owner wishes to create a multi-purpose commercial venture, including a Bed and Breakfast and a small dining facility. If this proposal is approved by the town of Bethel, then this facility could impact the traffic flow in Redding. Discussion was tabled until such time as the Town of Bethel moves forward on its part.

#### **IV. CHAIRMAN'S REPORT**

- None

With the business of the meeting concluded, Steve Gagnon adjourned the meeting at 7:56 p.m.

Submitted by,  
Alexander P. Scott