

**Redding Zoning Commission**  
**Public Hearing and Regular Meeting Agenda**  
**January 24, 2024 – 7:30 p.m.**  
**Town Hall Hearing Room**  
**100 Hill Road - Redding, Connecticut**  
*In Person Only*

**PUBLIC HEARINGS:**

**1. Application #23-15Z – 132 Redding Road (Assessor’s Map and Lot #42-59) Owner: Gene Nazzaro 132 Partners LLC** – In accordance with Redding Zoning Regulations Section 5.14.4 (c) request for a Special Use Permit to construct a Greenhouse approximately 5,000 square feet (33’x150’). *Received December 13, 2023: Public Hearing January 10, 2024: Continuation January 24, 2024.*

**2. Application #23-16Z - 455 Rock House Road (Assessor’s Map and Lot #33-17) Owner: Joshua O. Ray & Liset Ray** – In accordance with Redding Zoning Regulations Section 5.12 request for a Special Use Permit for accessory residential apartment *Received December 13, 2023: Public Hearing January 24, 2024*

**3. Application #23-17Z – In accordance with PA-142, ZEO initiated request to amend the Redding Zoning Regulations to allow for Group Childcare Homes by right.** *Received December 13, 2023: Public Hearing January 24, 2024*

**REGULAR MEETING:**

**1. Approval of Public Hearing and Regular Meeting Minutes of January 10, 2024**

**2. Application #23-15Z – 132 Redding Road (Assessor’s Map and Lot #42-59) Owner: Gene Nazzaro 132 Partners LLC** – In accordance with Redding Zoning Regulations Section 5.14.4 (c) request for a Special Use Permit to construct a Greenhouse approximately 5,000 square feet (33’x150’). *If public hearing closed/discussion action.*

**3. Application #23-16Z - 455 Rock House Road (Assessor’s Map and Lot #33-17) Owner: Joshua O. Ray & Liset Ray** – In accordance with Redding Zoning Regulations Section 5.12 request for a Special Use Permit for accessory residential apartment. *If public hearing closed/discussion action.*

**4. Application #23-17Z – In accordance with PA-142, ZEO initiated request to amend the Redding Zoning Regulations to allow for Group Childcare Homes by right.** *Received December 13, 2023: If public hearing closed/discussion action.*

**5. Application #24-02Z - 34 Mountain Road (Assessor's Map and Lot #41-8): Owners Ronald J. DeSantis and Donna M. Livolsi.** In Accordance with Redding Zoning Regulations Section 5.5, request for a Special Use Permit for earth moving in excess of 300 cubic yards.  
*To receive; set public hearing date.*

**6. Discussion**

**7. Communication**

**8. Future Agenda Item: Application #24-01Z – 33 & 43 Lonetown Road (Onion Field) (Assessor's Map and Lot #21-13) – Town of Redding: Agent: Drum Hill Chapter NSDAR & Town of Redding Historic Cemetery Committee, Wilton CT 06897** – In accordance with Redding Zoning Regulations Section 5.11 request for a Special Limited Duration Permit for “Revolutionary War encampment and reenactment of by the Brigade of the American Revolution” on April 26-April 28, 2024 rain date TBD. *Public Hearing February 28, 2024*

**9. Adjournment**