

Redding Planning Commission

Redding Center, Connecticut 06875-1028

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Kimberly Keil, Assistant Redding Town Clerk
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Meeting Minutes

January 9, 2024

7:30 P.M.

Town Hall Hearing Room – 100 Hill Road

Present: Steve Gagnon, Chairman; Regina O’Brien, Secretary; Commissioner Chuck Cilo; Commissioner Kate Perry (remotely).

Also Present: Julia Pemberton, First Selectman; Aimee Pardee, Land Use Director

The Chairman called the meeting to order at 7:35 p.m.

I. APPROVAL OF MINUTES -

Meeting of November 28, 2023: Ms. O’Brien noted that the minutes had her both present and absent from the meeting. She stated that she was absent.

Special Meeting of December 6, 2023: Joint Meeting of the Planning Commission, Zoning Commission, and Gilbert and Bennett Wire Mill Advisory Committee.

Hearing no further discussion, the minutes of the two meetings were accepted.

II. APPLICATION FOR RECEIPT - SCHEDULE FULL PRESENTATION.

Subdivision Application #530, 614 Redding Road. Brett and Karen Stafford (owners), Michael Mazzucco, (agent). Proposed subdivision of 31.85 acres into 2 lots.

After a brief review, Mr. Cilo moved that the application be accepted and a full presentation be scheduled for February 13th. Ms. O’Brien seconded the motion and it was carried unanimously.

III. REGULATORY

1. Request from Attorney Robert Jewel to discuss the following:

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. Negative referral given to Zoning Commission per decision on November 28, 2023.

Attorney Robert Jewell was present representing Mr. Fletcher. He thanked the commission for allowing him to speak and stated that he hoped that the previously issued negative referral for his client’s project could be reconsidered. He reviewed the event, noting that it is consistent with what would be considered a “pop-up” of limited duration with attendance controlled by advance ticket sales and access by shuttle. Profits would benefit the Boy’s & Girl’s Club.

Joe Fossi, of Ridgefield, spoke. He noted that he is a builder and that he had done a similar showhouse in Ridgefield that benefited Green Chimneys. He said the event was signed off by Ridgefield Planning and Zoning as “by right” and that there had been no issues with neighbors.

Ms. Perry stated that she felt the impact of shuttle busses running every 30 minutes would be considerable and she expressed concern regarding the safety of the intersection of Umpawaug Road and Fox Run Road. She reiterated that she felt the event was not supported by the Town Plan of Development.

After further discussion, Mr. Cilo moved that the commission hold an additional meeting to allow for public comment. Ms. O’Brien seconded the motion. The motion failed in a tie vote so the commission affirmed the previously issued negative referral.

2. Referral from Zoning: 132 Redding Road, Gene Nazzaro, 132 Partners LLC (owner). Request for a Special Use Permit to construct a Greenhouse approximately 5,000 square feet. Zoning Public Hearing scheduled for January 10, 2024.

After a discussion, the consensus of the commission was that farming is supported by the Town Plan of Development. On the motion of Mr. Gagnon and the second of Ms. O’Brien, the commission voted unanimously to send a positive referral to the Zoning Commission.

3. Referral from Zoning: 455 Rock House Road, 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. Zoning Public Hearing scheduled for January 24, 2024.

After a discussion, the consensus of the commission was that accessory dwelling units are supported by the Town Plan of Development. On the motion of Mr. Cilo and the second of Ms. O’Brien, the commission voted unanimously to send a positive referral to the Zoning Commission.

4. Scenic Road Ordinance: discussion of stream crossing installed on Topstone Road.

The commission discussed possible ways in which the aesthetic of the stream crossing could be improved. They each decided to look at it individually; Ms. Pardee will see about a possible time when the highway superintendent could meet the commission on site.

IV. CHAIRMAN’S REPORT/DISCUSSION

Discussion of recommendations of the Gilbert and Bennett Wire Mill Advisory Committee regarding Master Plan for former Gilbert and Bennett property as well as Georgetown Village overall.

Amy Atamian, Chairman of the Gilbert and Bennett Wire Mill Advisory Committee, was present to discuss the status of the former Gilbert and Bennett property. She reviewed recommendation of the committee. In particular, she discussed the planning process for the site which the committee hopes can include the entire Georgetown village.

Rob Dean, of the Board of Finance, addressed questions about the grants being requested and the goals to “mothball” the buildings in reasonable condition as they are part of a National Historic District.

A general discussion was held as to whether the town should consider employing a planner at this time; Ms. Pardee stated that she would be requesting funds to staff that position.

Hearing no further discussion, the Chairman adjourned the meeting at 9:05 p.m.

Submitted by A. Pardee