

**Redding Zoning Commission  
Regular Meeting Minutes  
February 14, 2024 at 7:30p.m.  
Town Hall Hearing Room  
100 Hill Road, Redding, CT  
*In-person only***

**Commissioners Present:** Matthew Lecher, Chair; Amy L. Atamian, Secretary; Nicole Bricker; William J. Miller.

**Also Present:** Aimee Pardee, Land Use Director; Janet August, Recording Secretary; members of the public.

**REGULAR MEETING**

The Chair called the meeting to order at 7:31p.m.

**1. Approval of Public Hearing and Regular Meeting Minutes of January 24, 2024.**

Chair Lecher noted two errors in the minutes. 1) on page 7, the minutes incorrectly show that Mr. Lecher stated the application would meet pool house regulations. The correct statement is that the application would need to meet different requirements if it were for a pool house. 2) Mr. Lecher did not ask the applicant if a postponement would help. He asked a rhetorical question addressed to the commission.

**MOTION:** Ms. Atamian moved to accept the minutes, as corrected. Ms. Bricker seconded the motion, and the motion was carried unanimously.

**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’). *Public hearing closed/discussion/action.***

Applicant Gene Nazzaro and Rob Kaye were present. Chair Lecher stated that a decision on this application was postponed until this meeting to allow the commissions to review the minutes and issues. Ms. Atamian stated that she was confused as to whether the commission could approve an application with conditions. Land Use Director Aimee Pardee informed the commission that they cannot bring in new information after the public hearing is closed but can approve an application with conditions. The commissioners discussed conditions on stormwater management. Mr. Lecher read the Town attorney’s interpretation.

Ms. Atamian shared with the commissioners a document she used to map out the relevant Zoning Regulations and the guiding sections for each. Ms. Atamian stated that the regulations require a site plan and a stormwater management plan, which is required before a building permit is issued. Mr. Lecher verified with commissioners that the applicants are licensed for hazardous material handling.

**MOTION:** Ms. Atamian moved to approve the application, and Ms. Bricker seconded the motion. The motion passed by majority; Mr. Miller abstained as he was not present at the public hearing.

### 3. Discussion

No further discussion.

### 4. Communication

None.

### 5. Future Items

**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.*

**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. *Public hearing February 28, 2024.*

Ms. Pardee informed the commission that she has no recent updates on this application.

### 6. Adjournment

**MOTION:** Ms. Bricker moved to adjourn the meeting. The motion was seconded by Ms. Atamian, and the motion was carried unanimously. The meeting adjourned at 7:49pm.

#### **Submitted by:**

Janet August, Recording Secretary