

Redding Planning Commission  
Redding Center, Connecticut 06875-1028

**MEETING MINUTES  
March 12, 2024 – 7:30 P.M.  
Zoom Meeting**

**Present:** Steve Gagnon, chair, Chuck Cilo, Regina O'Brien, Kate Perry,

**Absent:** James Bacon, Toby Welles

**Also Present:** Aimee Pardee, Land Use Director

Steve Gagnon called the meeting to order at 7:31 p.m.

**I. APPROVAL OF MINUTES**

Steve Gagnon approved the minutes of the meeting of February 27, 2024 as written. The Site Inspection minutes of March 8, 2024 were approved as written.

**II. SCHEDULE PUBLIC MEETING**

**Subdivision Application #530, 614 Redding Road, Brett and Karen Stafford (owners), Michael Mazzucco (agent).** Proposed subdivision of 31.85 acres into 2 lots. Received January 9, 2024. Presentation made February 27, 2024 and site inspection was made on March 8, 2024. A public hearing is required. Upon motion of Chuck Cilo, with a second from Kate Perry, a motion was made to hold a public hearing on April 23, 2024. The motion carried unanimously.

**III. REGULATORY.**

1. **Scenic Road Ordinance:** Discussion of stream crossing installed on Topstone Road. Discussion continued from February 27, 2024. A site inspection was made March 8, 2024. Awaiting a list of costs, the discussion was tabled until they were presented.
2. **Referral from Zoning: 34 Mountain Road, R.J. DeSantis & Donna M. Livolsi Owners).** 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 February 27, 2024. Zoning Public Meeting is scheduled for Wednesday, March 13, 2024. Concern was raised about how the planting

plan would seriously change the topography of the land and how erosion from the detention pond stormwater effluent would cause habitat destruction. Shrubs and herbaceous plantings should be included to counter-act erosion. It was noted the DEEP has approved the detention pond. Upon motion by Kate Perry, with a second from Regina O'Brien, the Commission unanimously sent a negative referral to Zoning.

3. **Request for Alteration of Designated Scenic Road: 175, 185, 187 Umpawaug Road. Blackbird Holdings LLC (owner), Oza Sabbath Architects (agents).** Discussion of request for new fencing to be constructed along 175, 185, and 187 Umpawaug Road. Chris Milk made the case for a fence. He wishes to protect his family, animals and property from coyotes, bobcats and noise; and thinks a fence will help do so. Concern was raised as to how the fence will fit into the scenic road designation. Suggested that the judicious use of plantings be considered. It was noted that a new fence would be erected at 175 Umpawaug Road; but fencing at 185 and 187 Umpawaug road was being replaced, as there was fencing there at one time. There was concern on how the material that would be used to block the sound would disintegrate over time and cause water table issues. Aimee Pardee noted that this is not within the purview of the Conservation Commission. Chuck Cilo made a motion to approve the plan with comments as noted, and Kate Perry seconded the motion. All approved.

#### IV. CHAIRMAN'S REPORT

- None

#### V. OTHER BUSINESS

- Aimee informed the Commission that she had met with William Hill and his son Lincoln regarding the future of their family property, Warrup's Farm. Although there are some easements protecting some of the land, there is a desire to protect the future of the whole farm for generations to come through a designation of a Traditional Farm. Aimee Pardee asked that the Commission consider that it be involved in an ad hoc committee to see how this could be incorporated into the Town zoning regulations. Kate Perry and Regina O'Brien both said they were interested in being part of this group.

With the business of the meeting concluded, Steve Gagnon adjourned the meeting at 8:27 p.m.

Submitted by,  
Alexander P Scott