

**Redding Zoning Commission
Regular Meeting Minutes
March 27, 2024 at 7:30p.m.
Town Hall Hearing Room
100 Hill Road, Redding, CT
*In-person only***

Commissioners Present: Matt Lecher, Chair; Amy L. Atamian, Secretary; Nicole Bricker; William J. Miller; Alternate(s): Peter Macher.

Also Present: Aimee Pardee, Land Use Director; Janet August, Recording Secretary; Regina O'Brien, Planning Commission member; members of the public.

Call to Order: Chair Lecher called the meeting to order at 7:30p.m. Mr. Lecher seated alternate Peter Macher.

1. Approval of the Public Hearing and Regular Meeting Minutes of March 13, 2024

Mr. Lecher recused himself from the minutes approval since he was not at the March 13, 2024 meeting. Ms. Atamian stated that the minutes should refer to her as "acting chair."

MOTION: Mr. Miller moved to accept the minutes with Ms. Atamian's noted correction. The motion was seconded by Ms. Atamian, and the motion was carried unanimously apart from Mr. Lecher abstaining.

2. 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 closed/discussion action.

Mr. Lecher stated that at the last meeting, Acting Chair Amy Atamian continued discussion on this matter until this meeting. He added that the only issues at that time were maintenance and that the Planning Commission had an issue with the planting plan. Ms. Atamian stated that the small hill relocation would not change the site line. She added that the applicants could work with the Planning Commission to resolve the plant

diversity issue in the planting plan. The town attorney informed them that this property is not a building lot, so he does not see any issue with the proposed earth moving. It was noted that the owner of 32 Mountain Road was positive about the proposal and plan.

MOTION: Ms. Atamian moved to approve the special permit. The motion was seconded by Mr. Miller, and the motion was carried unanimously.

- 3. Application #24 – 05Z – 9 Brookside Road, Unit A (Assessor’s Map and Lot #46-65A): Owner Isley Properties LLC, Alexander Isley Member; Applicant Dean and Whitney Coccoaro.** In Accordance with Redding Zoning Regulations Section 5.2, request for Site Plan Approval to change the use from an office to a “specialized School” (yoga studio). *To receive/discuss/action.*

The applicants were present. Ms. Atamian informed the applicants that they would also need to speak with the WPCC to discuss water and sewer usage. She directed the applicants to speak with Nancy Portalese, WPCC Administrator at the Town Hall, who will get them on the agenda for the next WPCC meeting. It was noted that the site has more than ample parking for this intended use.

MOTION: Mr. Miller moved to approve the application. Ms. Atamian seconded the motion and revised it by adding “subject to WPCC approval. The motion was carried unanimously.

4. Discussion

Farming in Redding: possible changes to the Zoning Regulations to expand the uses for a “Farm” to allow for elements of agri-tourism.

Resident Bill Hill, owner of Warrups Farm, gave background information of his family’s many generations in Redding and the farm. The farm contains 300 acres and a large farmhouse. He is looking to expanding his farming operations and would like to see if regulations can be changed to expedite his expansion. They stated the change would apply to farms greater than 25 acres. He provided a written document titled “Creating a Viable Future for Farming in Redding.”

The discussion focused on what we see as the future of farming in Redding. Ms. Pardee noted that some regulations have been mocked up. Wineries are in the current regs, and smaller farms can engage in some activities. She opined that now may be the time to revisit the regulations on farms. Mr. Macher asked about events such as weddings. Ms. Pardee stated we should think about all these things. Ms. Macher stated that we should consider the farm size in terms of regulations. Where do we draw the line between farms and other types

of venues? Mr. Hill suggested consideration of the State/Town designation in PA 490 and the public act was discussed. Mr. Hill stated that they want to continue with vegetable farming and 1-off events. He would like options for special events and noted that it is important to consider small farms also. Ms. Hill stated that a large part of their mission is to help people experience farming and to participate in farm life, and that is one reason why she believes small and large events are important.

Ms. Pardee stated that currently there is no inventory of farms in town. Ms. O'Brien stated that this certainly fits with the town's plan of development, and that the farm is also a cultural asset. Mr. Lecher asked for the next steps. Ms. Pardee stated the commission needs to flesh out some regulations. Ms. Hill stated that cider may be their next project and it would be helpful if cider is permitted in the regulations. The discussion moved to types of cider, and practices in place in Newtown and the area. Ms. Pardee stated that it would be good to hear from other farms in town and suggested that the commission gather information and go forward.

5. Communication

No further communications.

6. Future Agenda Items:

Application #24-04Z- Jon & Jenn Culter: Request to Amend Permitted Special Uses Zoning Regulation 4.2.3 for within R-2 Zone on a parcel eight acres or larger to allow Assistive Living Facility for the aged population 62+. Public Hearing Date 4-24-24.

7. Adjournment

MOTION: Mr. Miller moved to adjourn the meeting. Ms. Atamian seconded the motion, and the motion was carried unanimously. The meeting adjourned at 8:05pm.

Submitted by,
Janet August, Recording Secretary