

**Redding Zoning Commission
Public Hearing and Regular Meeting Minutes
June 22, 2022 – 7:30 p.m.
Town Hall Hearing Room
100 Hill Road - Redding, Connecticut**

Present: Matt Lecher, Chairman; Amy Atamian, Secretary; Alternate Diana Carlino-Coffey.

Also Present: Aimee Pardee, Zoning Officer; Applicants, 1 member of the public.

The Chairman called the meeting to order at 7:30 p.m., seating Ms. Carlino-Coffey for Commissioner Bill Whitehead.

PUBLIC HEARING:

**Application #22-04Z – 296 Ethan Allen Highway (Assessor’s Map and Lot #35-92):
Ridgefield Motor Inn. Alex Patel (Owner):** Request for Site Plan Approval to demolish existing structures and redevelop property with new “Home2 Suites by Hilton”. *Received 2/23/22; 65 day extension granted to 5/25/22; Public Hearing 5/25/22: Public Hearing 6/22/22.*

The Chairman noted that this hearing is a continuation of the hearing opened on May 25th.

Ralph Gallagher, P.E., was present to discuss his most recent project plans. He explained that the proposal is to take down the current “Days Inn” and replace it with a “Hilton Home2” hotel with 77 rooms and a 2 bedroom apartment. He said that the owners hope to add a restaurant in the future. He showed the commission the site plan, explaining that the new building would be farther back on the lot than the existing building to allow for more parking in front. He also showed the new curb cut that was suggested by the State of Connecticut DOT while noting that he is still awaiting final approval of both the curb cut and also connection to the street catch basins.

Mr. Gallagher pointed out the proposed septic system, which would include 2 3000 gallon tanks, a pump station, and mantis galleries. He noted that the galleries would be protected by curbs in the parking lot and disagreed that they would need bollards or some similar protection, as suggested by both the Town Consulting Engineer and the Health Director. He reviewed proposed stormwater management, noting that there is currently none. He said that stormwater would be stored subsurface and metered out slowly.

Ms. Atamian asked about access by fire trucks. Mr. Gallagher said that the architect has rearranged an area that had previously been planned for a dumpster to allow for a larger truck turning radius behind the building.

Ms. Atamian asked about the ability of the septic system to accommodate the future restaurant. Mr. Gallagher stated his belief that the septic systems are being “overdesigned” and that a future analysis of actual water usage will demonstrate adequate septic capacity.

The Chairman read into the record comments from Health Director Doug Hartline.

Jason Howard, of Sargent’s Lane, asked if this project would impact the state land next door. He noted that he is part of the planning for the Norwalk River Valley Trail (NRVT) and that the hope is to build the NRVT across the neighboring state land.

Ms. Pardee noted that, given the date the application was submitted, even with extensions granted, the application was nearly out of time for consideration as established by the State Statutes.

Ms. Atamian moved that the hearing be closed. Ms. Carlino-Coffey seconded the motion and it was carried unanimously.

REGULAR MEETING:

The Chairman called the meeting to order at 7:58 p.m., seated Ms. Carlino-Coffey for Commissioner Bill Whitehead.

1. Approval of Public Hearing and Regular Meeting Minutes of May 25, 2022.

Ms. Atamian noted misspellings of her name. She moved to accept the minutes with the corrected spellings. Ms. Carlino-Coffey seconded the motion and it was carried unanimously.

2. Application #22-04Z – 296 Ethan Allen Highway (Assessor’s Map and Lot #35-92): Ridgefield Motor Inn. Alex Patel (Owner): Request for Site Plan Approval to demolish existing structures and redevelop property with new “Home2 Suites by Hilton”. *If public hearing is closed: discussion/action.*

The commission and the applicant discussed the time frame for consideration of a Site Plan Approval application. The applicant decided to withdraw the application and resubmit. Ms. Atamian moved that the commission accept the withdrawal of the application without prejudice and to waive the filing fees for a resubmittal. Ms. Carlino-Coffey seconded the motion and it was carried unanimously.

3. Discussion.

There was no discussion under this agenda item.

4. Future Agenda Item

There was no discussion under this agenda item.

5. Communication

There was no discussion under this agenda item.

6. Adjournment

On the motion of Ms. Atamian and the second of Ms. Carlino-Coffey, the commission voted unanimously to adjourn the meeting at 8:02 p.m.

Submitted by,
Aimee Pardee