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Redding Planning Commission

Redding Center, Connecticut 06875-1028

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MEETING MINUTES
April 14, 2026 – 7:00 P.M.
Town Hall, 100 Hill Road, Redding and via Zoom

Present: Laurie Heiss (Chair), Steve Gagnon, Jess Gaspar, Elizabeth Jensen, Regina O'Brien.

Also Present: Julia Pemberton, First Selectwoman, Michael Moran, Land Use Director.

Present via Zoom: David Woods, Planning Consultant.

Absent: Kate Perry.

The Chair called the meeting to order at 7:02 p.m. seating Elizabeth Jensen in place of Kate Perry.

I. APPROVAL OF MINUTES

- Elizabeth Jensen moved and Jess Gaspar seconded the motion to approve the minutes of the meeting of March 24, 2026, as emended by the following:
    - That Jess Gaspar had submitted his comments in written form as he was absent.
    - Moved the comment made by Julia Pemberton regarding ADUs and driveways from Other Business to the Regulatory discussion of application 25-14Z.
    - Under application 25-14Z, under the discussion of the motion, bullet point 3, should read "…feels that it will degrade,,,"
    - Under Other Business, first bullet point, should read "bridges and noted that…" and the second to last sentence should state that it was Julia Pemberton who informed the Commission that the BOS had submitted the report.

II. REGULATORY

- Decided to schedule a meeting of the Commission for Wednesday, April 22, 2026, at the Town Hall at 7:00 p.m. to discuss the Sport Hill Bridge Project pursuant to the 35-day requirements of the 8-24 Municipal Process.

- Jon Ives, Senior Project Manager for Tighe & Bond, presented the report on the proposed Sport Hill bridge replacement. He noted that it had been designed to the current standards as required by the State of Connecticut and the Army Corps of Engineers. The bridge span has been designed for the posted speed limit of 25 mph, to lessen property impact, with the addition of guard rails as required. The current standard is to design for the posted speed limit. The culvert has been designed to prevent downstream flooding and to allow for a natural streambed within its confines.
- Sport Hill Road is a "rural minor collector." The Commission was concerned that the rural and historic character of the road be maintained. Noted that state regulations do allow for modification within certain parameters.
- Jon Ives then gave a design overview of the Long Wall bridge. As it is at the entrance of dead-end road, the project will occur in stages so that egress into the community impacted by its construction will not be prevented. As the stream opening of the culvert is sufficiently sized, downstream damage is not expected, so state permitting will be easier. To prevent accidental falls, a 5-foot-high chain-link fence will be erected. This is to protect the Town from liability.

III. TOWN PLAN OF CONSERVATION AND DEVELOPMENT (POCD)

- Tabled.

IV. OTHER BUSINESS

- Discussion ensued regarding the Commission's input to Zoning regarding Accessory Dwelling Units (ADUs). The Commission wants to clarify the meaning of ADUs within the Town's zoning regulations.

V. GILBERT AND BENNETT WIRE MILL PROJECT

- Noted that a public meeting has been scheduled for May 3, 2026, at the Redding Community Center from 2-4 p.m.
- At the recent meeting of the advisory committee, the members were concerned as to what the total number of parcels the project should be.
- The advisory committee discussed the deterioration of the buildings and how best to plan for mediation.

VI. CHAIRMAN'S REPORT

- None.

With the business of the meeting concluded, Laurie Heiss adjourned the meeting at 8:47 p.m.

Submitted by,
Alexander P Scott, Recording Secretary