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RECEIVED September 3, 2026 @ 2:30 PM
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Redding Planning Commission

Redding Center, Connecticut 06875-1028

MEETING MINUTES
August 25, 2026 – 7:00 P.M.

Present: Laurie Heiss (Chair), Gwen Denny, Steve Gagnon (Zoom), Jess Gaspar, Regina O'Brien.

Absent: Elizabeth Jensen.

Also Present: Julia Pemberton, First Selectwoman (Zoom), Mike Moran, Land Use Officer (Zoom).

The Chair called the meeting to order at 7:08 p.m.

- Minutes of the meeting, August 11, 2026. Approved as emended by correcting the name of Frank Fish in those present.

- **Referral from the Board of Selectmen to review the placement of a permanent sign for the Project Adventure Challenge Course at John Read Middle School, 486 Redding Road.** Site Walk was made August 10, 2026.

    - Regina O'Brien moved, and Jess Gaspar seconded the motion to forward a letter to the Board of Selectman providing a negative referral to the placement of a permanent sign for the Project Adventure Course at John Read Middle School, 486 Redding Road as it does not comport with the POCD, and the variance allowing the large sign should be rejected. However, the Commissioners endorsed that a memorial to Luke Gavin Sorce be made. Approved.

- **Referral from the Board of Selectman to review the plan to relocate the Community Garden, 43 Lonetown Road**. Received August 18, 2026. Site Walk was made August 10, 2026. Julia Pemberton noted that input from the Historical Society has not yet been received.

- **Regulatory: To review a "First Cut" division, 70 Cross Highway, E. & S. Steinmetz (owners), Joshua Pedreira, agent/attorney.** Letter received August 18, 2026, from Joshua Pedreira. Pedreira made the presentation via Zoom. He gave a brief history of the property Mike Moran will review the package from the attorney and give guidance to the owners as to the next steps to be taken.

- **Application for a Change to a Designated Scenic Road, 99 Cross Highway, AK5 Realty 3 LLC (owner).** Mike Moran, Land Use Officer, asked the owners of to stop work on the driveway on August 24, 2026. Discussion to continue.

- Julia Pemberton noted that she had not received replies to the RFP for roadwork on Poverty Hollow. It could be several months before the matter comes before the Planning Commission for review.

    - Barbara Ben Horin made the following comments:
        - That Poverty Hollow Road not be closed during the restoration of the road, as health issues in her family make it important for emergency vehicles to have access.
        - Speeding on Poverty Hollow Road is an issue.
        - Potholes and flooding on the road are an issue.
        - Is it possible to ban heavy trucks, i.e., concrete trucks, from using the road.

    - Julia Pemberton noted that she would confer with the highway department and the police chief regarding these issues. She also noted that there may not be an easy solution. Cleaning out the catch basin will be done. Dealing with the significant water issues may require the services of an engineer, and would be a matter for the Conservation Commission. A detour via Foundry Road may be a possible solution for vehicles. As Poverty Hollow Road is a Designated Scenic Road, the matter of the dip in the road where it floods could be considered by the Planning Commission in the future.

- The Chair asked the Commissioners to review the timeline for the POCD and be ready with comments for the meeting of September 8, 2026.

- The chair noted that the Zoning Commission is considering changes suggested by Planning Commission to regulations with regards to the detached ADU guidelines.

- The Chair introduced and welcomed Gwen Denny as the newest Commissioner.

With the business of the meeting concluded, the Chair adjourned the meeting at 8:31 p.m.

Submitted by,
Alexander P Scott, Recording Secretary