



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency
Watertown Government Municipal Center

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MOTIONS ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

REGULAR MEETING

Time: 7:45 P.M. (8:13 P.M.)
Date: Wednesday, January 25, 2012
Place: Watertown High School Lecture Hall
324 French Street
Watertown, Connecticut

1. Call meeting to order

Chairman, Mr. Enrico Sarandrea called the meeting to order at 8:13 P.M.

2. Roll call

Secretary, Mr. Phil Roger executed the roll call.

Present: Chairman, Mr. Enrico Sarandrea
Secretary, Mr. Phil Roger
Mr. Roger Mitchell
Mr. Jason Alldredge
Mr. Gary Swingle
Mr. Ned Dalton

Absent: Ms. Joanna Abraham
Vice Chairman Mr. Chris Dupont

Also Present: Assistant Zoning Enforcement Officer Mr. Moosa Rafey
Land Use Secretary, Mr. Chuck Bezio

Chairman, Mr. Enrico Sarandrea seated Mr. Gary Swingle for Ms. Joanna Abraham. Chairman, Mr. Enrico Sarandrea seated Mr. Jason Alldredge for Vice Chairman Mr. Chris Dupont.

3. Action on minutes

- A. Continuation of Public Hearing October 26, 2011 App. #943 Candee Hill Junction, LLC**
- B. Continuation of Public Hearing October 26, 2011 App. #951 Izet Elmazi**
- C. Public Hearing October 26, 2011 App. #592 Griffin School LLC**
- D. Regular Meeting October 26, 2011**
- E. Site Walk November 12, 2011**
- F. Continuation of Public Hearing November 16, 2011 App. #943 Candee Hill Junction, LLC**
- G. Continuation of Public Hearing November 16, 2011 App. #952 Griffin School, LLC**
- H. Regular Meeting November 16, 2011**

MOTION: Mr. Gary Swingle moved to approve the meeting minutes.

SECOND: Mr. Roger Mitchell.

VOTE

AYES:

Chairman, Mr. Enrico Sarandrea; Secretary, Mr. Phil Roger; Mr. Roger Mitchell; Mr. Jason Alldredge; Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

4. Old Business

None

5. New Business

- A. Application #953 of ARS Associates, LLC for a variance of 25 feet to front yard property line setback for construction of an addition to an existing industrial building at 18 Falls Avenue, Oakville.**

If the public hearing is closed on January 25, 2012 then a decision is required by March 31, 2012.

MOTION: Mr. Roger Mitchell moved to table the application to the next regularly scheduled meeting on 2/22/12.

SECOND: Mr. Gary Swingle.

VOTE

AYES:

Chairman, Mr. Enrico Sarandrea; Secretary, Mr. Phil Roger; Mr. Roger Mitchell; Mr. Jason Alldredge; Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

- B. Application #954 of Robert and Denise Shambreskis for a variance of 9 feet to side property line setback for construction of a two-car garage to be attached to an existing single-family dwelling at 251 Straits Turnpike, Watertown, CT.**

If the public hearing is closed on January 25, 2012 then a decision is required by March 31, 2012.

MOTION: Mr. Gary Swingle moved to approve the Application #954 of Robert and Denise Shambreskis for a variance of 9 feet to side property line setback for construction of a two-car garage to be attached to an existing single-family dwelling at 251 Straits Turnpike, Watertown, CT.

SECOND: Mr. Roger Mitchell.

VOTE

AYES:

Chairman, Mr. Enrico Sarandrea; Secretary, Mr. Phil Roger; Mr. Roger Mitchell; Mr. Jason Alldredge; Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

- C. Application #955 of Ana and Hugo Flamengo for two variances of 14 feet to rear property line setback and 1 foot to side property line setback for an existing aboveground pool and deck at 64 Franklin Avenue, Oakville, CT.**

If the public hearing is closed on January 25, 2012 then a decision is required by March 31, 2012.

MOTION: Mr. Roger Mitchell moved to approve Application #955 of Ana and Hugo Flamengo for two variances of 14 feet to rear property line setback and 1 foot to side property line setback for an existing aboveground pool and deck at 64 Franklin Avenue, Oakville, CT, with the following condition:

1. Aboveground pool and deck to be inspected and approved by the Building Official.

SECOND: Mr. Gary Swingle.

VOTE

AYES: Chairman, Mr. Enrico Sarandrea; Secretary, Mr. Phil Roger; Mr. Roger Mitchell; Mr. Jason Alldredge; Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

D. Zoning Board of Appeals Budget for 2012 - 2013

MOTION: Mr. Roger Mitchell moved to accept the Zoning Board of Appeals Budget for 2012 – 2013

SECOND: Mr. Gary Swingle.

VOTE

AYES: Chairman, Mr. Enrico Sarandrea; Secretary, Mr. Phil Roger; Mr. Roger Mitchell; Mr. Jason Alldredge; Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

6. Communications and Bills

A. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Fall 2011 Volume XV, Issue4

MOTION: Mr. Roger Mitchell moved to accept and file.

SECOND: Mr. Gary Swingle.

VOTE

AYES: Chairman, Mr. Enrico Sarandrea; Secretary, Mr. Phil Roger; Mr. Roger Mitchell; Mr. Jason Alldredge; Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

7. Reports from Committees
None

8. Adjournment

MOTION: Mr. Gary Swingle moved to adjourn at 8:30 p.m.

SECOND: Mr. Jason Alldredge.

VOTE

AYES:

Chairman, Mr. Enrico Sarandrea; Secretary, Mr. Phil Roger; Mr. Roger Mitchell; Mr. Jason Alldredge; Mr. Gary Swingle; Mr. Ned Dalton.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.