



Town of Watertown Connecticut

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Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency

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MINUTES ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING

Giuseppe Polletta

492 Echo Lake Road, Watertown, CT

Time: 7:30 P.M.
Date: Wednesday, February 23, 2011
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 7:30 P.M.

2. Roll Call

Secretary, Mr. Phil Roger executed the roll call.

Present: Chairman, Mr. Enrico Sarandrea
Secretary, Mr. Phil Roger
Vice Chairman Mr. Roger Mitchell
Mr. Jason Alldredge
Mr. Chris Dupont
Mr. Gary Swingle
Mr. Ned Dalton (7:38 P.M.)

Absent: Ms. Joanna Abraham

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 read the ground rules into the record.

“ZONING BOARD OF APPEALS GROUND RULES”

1. The applicant or his representative will make his formal presentation to the board stating his specific hardship and precisely why this merits a variance from the Zoning Regulations of the Town of Watertown.
2. All comments, discussions, and observations shall be made through the Chair after proper recognition by the Chairman. This is necessary to ensure that only one person at a time speaks on any issue, thus making it easier for everyone to understand, and for clearer legal transcription.
3. All persons addressing the Commission shall begin by first clearly stating their name and address for the record. If necessary, the person may be asked to spell his or her name for the record.
4. Following the presentation of the application, the Zoning Board of Appeals will ask specific questions of the applicant.
5. After the Board has asked its questions of the applicant, I shall then allow members of the public who wish to speak either in favor of this application or against it, to address the Board.
6. I shall then allow the applicant to respond to the comments of the members of the general public.
7. I shall then allow any members of the general public who wish to present any additional information or clarifying discussion to do so.
8. I shall then provide an opportunity for the applicant to respond to these additional remarks if he or his representative so wishes.
9. The Zoning Board of Appeals has thirty-five (35) days from the date the Public Hearing commences to complete the Public Hearing. The Board may ask the applicant for a thirty-five (35) day extension of the Public Hearing period if the Board requires any additional information or wishes to schedule a site walk to observe the situation for themselves.
10. The Zoning Board of Appeals has sixty-five (65) days from the date when the Public Hearing is closed to render its decision. The Board may or may not make its decision tonight at its Regular Meeting following the Public Hearing.
11. You may stay for the Regular Meeting if you wish or you may leave at the end of the Public Hearing and contact the Zoning Office the following morning to determine the status of your application.

3. Hearing of Cases

- A. **Application #938 of Giuseppe Polletta for two variances of the Watertown Zoning Regulations concerning nonconforming structures and oversized accessory structures for construction of an addition to an existing nonconforming barn at 492 Echo Lake Road, Watertown, CT.**

The Public Hearing must be closed by March 30, 2011 unless applicant grants an extension of time.

Secretary, Mr. Phil Roger read the legal notice into the record.

**TOWN OF WATERTOWN
Legal Notice**

The Zoning Board of Appeals of the Town of Watertown will hold a public hearing at 7:30 PM on Wednesday, February 23, 2011 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Giuseppe Polletta for a variance of 53 feet to front property line setback and a variance of Section 7 .11.d of the Zoning Regulations concerning oversized accessory structure to permit the construction of a 43' X 20' addition to an existing 43' X 20' nonconforming structure located 0 Ft. from front property line at 492 Echo Lake Road, Watertown, CT in an R-30 Residential Zoning District.

At this hearing interested persons and written communications will be heard. A copy of the applications is on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, CT.

Dated in Watertown, CT this 10th day of February 2011
Dated in Watertown, CT this 17th day of February 2011

Phillipe Roger, Secretary
Zoning Board of Appeals

Chairman, Mr. Enrico Sarandrea read a letter from a neighbor into the record.

February 22, 2011

I Richard Barbino, of 508 Echo Lake Road, understand Joe Polletta, is applying for a variance to construct an addition to the rear of the existing barn. I am in favor of the addition for two reasons. First, all farm equipment will be out of sight; secondly it would be a lot cleaner and more attractive to the whole neighborhood.

Thank you,
Richard Barbino

Polletta Mr. Giuseppe Polletta of 262 Tucker Avenue Extension was present and submitted into the record the affidavit and the return receipt green cards. He explained his variance request to the Board. He reported that he had an old barn that he was repairing and he removed the back part of the barn. Once I removed the roof from the non conforming pre existing structure the planning and zoning office informed me that I was not able rebuilding it because the building is non conforming and that I would need a variance in order to proceed. I went before the Wetlands Commission and received approval. He read the following letter into to the record.

1122/2010

To the Members of the Zoning Board of Appeals:

I, Giuseppe Polletta, am requesting a variance to section 6 (non-conformity of the Watertown Zoning Regulations) in order to construct a 20'x43'+ or – enclosed attached addition to an existing barn per attached plan of Polletta a Realty, LLC, revised 12/22/10.

This variance request is due to the fact that there was an existing attached shed roof of equal size (see attached plan showing original shed roof) that I removed due to its dangerous and poor condition. I never gave up the idea that I would reconstruct the non-conforming roof.

Under State Statutes, nonconformity cannot be removed by anyone, unless it is a voluntary abandonment by the owner of the property. I never gave up the idea of reconstructing the shed. Time and money temporarily prevented the rebuild until now. When I went to the Zoning office, staff disagreed, and said that I needed a variance to accomplish what I proposed to do. That is why I am here tonight applying for this variance

Giuseppe Polletta,
262 Tucker Ave Ext
Oakville, CT 06779

Polletta He submitted into the record a plan that show the existing barn with the addition.

Sarandrea is this going to be on piers?

Polletta Yes. It will be the same way as it was before. The addition was closed on the north and south side. I would like to enclose it also on the east side also. The reason is so that the tractors are not visible.

Swingle When did you take the roof down?

Polletta A few years ago. Two to three years ago?

Mitchell What is in the existing barn now?

Polletta Farm equipment.

Swingle You are proposing exactly the same as the original?

Polletta No. I'm asking to enclose it in.

Swingle Is the footprint the same?

Polletta Yes.

Mitchell What is the existing floor?

Polletta Gravel.

Sarandrea I walked the site last week. This proposal is all on the back side of the building.

Polletta My intent was to always put this back up.

Rafey The existing structure is on the property line and does not meet the Zoning set back requirements. When the applicant removed part of the structure because it is non-conform building, he cannot rebuild the addition without a variance. The building is located on the from the front property line. The proposed addition will be located 17' from the front line. The Zoning Regulation requirements are 70' for a front yard setback for an accessory structure of this size. The structure is only 1' from the wetlands.

Aldridge Is the addition and roof going to the same size as the original?

Polletta Yes it is going be the same size.

Depot Where are the walls going to be?

Polletta It was enclosed by the farm house. Now I would like to enclose the structure so no can get in and protect the equipment of the weather. The entire back of the structure is proposed to be enclosed.

Sarandrea

I hear that wetlands like it better with a roof on it because it will prevent runoff draining through the exposed farm equipment.

MOTION: Vice Chairman Mr. Roger Mitchell moved to close the public hearing for two variances of the Watertown Zoning Regulations concerning nonconforming structures and oversized accessory structures for construction of an addition to an existing nonconforming barn at 492 Echo Lake Road, Watertown, CT.

SECOND: Mr. Chris Dupont.

VOTE

AYES:

Chairman, Mr. Enrico Sarandrea; Secretary, Mr. Phil Roger; Vice Chairman Mr. Roger Mitchell; Mr. Chris Dupont; Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

Chairman, Mr. Enrico Sarandrea called the public hearing to order at 7:50 P.M.

Attest:

Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals