



Town of Watertown Connecticut

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MINUTES ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

REGULAR MEETING

Time: 7:45 P.M. (8:08 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 8:08 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

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.

3. Election of Officers

- A. Chairman**
- B. Vice Chairman**
- C. Secretary**

By unanimous consent the Board moved the Election of Officers to after item 6C Review of the Zoning Board of Appeals By-Laws.

4. Action on minutes

- A. Public Hearing October 27, 2010 App. #935 Board of Education**
- B. Public Hearing October 27, 2010 App. #936 Arnold O'Rourke**
- C. Public Hearing October 27, 2010 App. #937 DG&P Realty**
- D. Regular Meeting October 27, 2010**
- E. Continuation of the Public Hearing November 17, 2010 App#937 DG&P Realty**
- F. Regular Meeting November 17, 2010**

MOTION: Vice Chairman Mr. Roger Mitchell moved to table the action on minutes to the next regularly scheduled meeting.

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.

5. Old Business

None

6. New Business

- 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.**

If the public hearing is closed on February 23, 2011 then a decision is required by April 28, 2011.

MOTION: Secretary, Mr. Phil Roger moved to approve the 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. Gary Swingle.

Discussion:

Sarandrea

I went to the site and inspected the area to confirm the area of proposed addition. The addition is proposed on the back of the building and you still can see where the shed roof was coming off the barn. I saw the wall locations. The neighbors in the back are not complaining. There are antique tractors there and it would look better for the neighbors.

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.

- B. Application #939 of Russell Grim for 4 variances of the Watertown Zoning Regulations concerning R-12.5 Residential Zoning District.**

If the public hearing is closed on February 23, 2011 then a decision is required by April 28, 2011.

MOTION: Vice Chairman Mr. Roger Mitchell moved to table the application to the next scheduled meeting and to have a site walk on March 23, 2011 at 6:30 P.M.

SECOND: Mr. Gary Swingle.

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.

C. Review of the Zoning Board of Appeals By-Laws

Rafey It is my recommendation that this item be tabled to the next meeting so the Board members have an opportunity to review the By-laws.

MOTION: Secretary, Mr. Phil Roger moved to table the Review of the Zoning Board of Appeals By-Laws to the next scheduled meeting

SECOND: Vice Chairman Mr. Roger Mitchell.

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.

(3.) Election of Officers

- A. Chairman**
- B. Vice Chairman**
- C. Secretary**

A. Chairman

Chairman, Mr. Enrico Sarandrea opened up the nominations for Chairman.

MOTION: Mr. Chris Dupont nominated Mr. Enrico Sarandrea for Chairman.

SECOND: Mr. Gary Swingle.

Vice Chairman Mr. Roger Mitchell asked if there were any further nominations for Chairman.

Hearing no objections the Board unanimously agreed to close the nomination for Chairman.

Vote on original motion.

VOTE

AYES:

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.

NAYS: None.

MOTION UNANIMOUS PASS T 7-0.

B. Vice Chairman

Chairman, Mr. Enrico Sarandrea opened up the nominations for Vice Chairman.

MOTION: Chairman, Mr. Enrico Sarandrea nominated Chris Dupont for Vice Chairman.

SECOND: Mr. Gary Swingle.

Chairman, Mr. Enrico Sarandrea asked if there were any further nominations for Vice Chairman.

Hearing no objections the Board unanimously agreed to close the nomination for Vice Chairman.

Vote on original motion.

VOTE

AYES:

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.

NAYS: None.

MOTION UNANIMOUS PASS T 7-0.

C. Secretary

Chairman, Mr. Enrico Sarandrea opened up the nominations for Secretary.

MOTION: Mr. Roger Mitchell nominated Mr. Phil Roger for Secretary.

SECOND: Mr. Gary Swingle.

Chairman, Mr. Enrico Sarandrea asked if there were any further nominations for Secretary.

Hearing no objections the Board unanimously agreed to close the nomination for Secretary.

Vote on original motion.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS T 7-0.

7. Communications and Bills

- A. Republican American News Article dated December 19, 2010**
- B. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Winter 2011 Volume XV, Issue 1**
- C. Connecticut Federation of Planning and Zoning Agencies Annual Conference – March 24, 2011**
- D. Connecticut Federation of Planning and Zoning Agencies Length of Service Awards / Lifetime Achievement Awards**
- E. Curtis Morikawa Et Al vs Zoning Board of Appeals of the Town of Weston Et Al**

MOTION: Vice Chairman Mr. Chris Dupont moved to accept and file Communications and Bills.

SECOND: Mr. Roger Mitchell.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

8. Reports from Committees

None

9. Adjournment

MOTION: Vice Chairman Mr. Chris Dupont moved to adjourn at 8:30 P.M.

SECOND: Mr. Gary Swingle.

VOTE

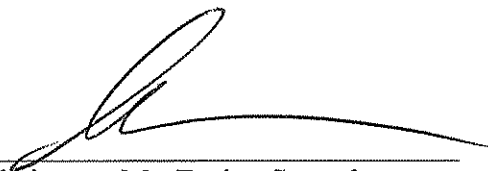
AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

Attest:



Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals