



# Town of Watertown Connecticut

51 Depot Square Business Center

Suite 502, Watertown Connecticut 06795-2200

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

Telephone: (860) 945-5266

Fax: (860) 945-2704

Website: [www.watertownct.org](http://www.watertownct.org)

## MOTIONS ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

### PUBLIC HEARING

Ronald and Kathleen Picard

Lot # 4, Caruso Drive

**Time:** 7:30 P.M.  
**Date:** Wednesday, February 24, 2010  
**Place:** Watertown High School Lecture Hall  
324 French Street  
Watertown, Connecticut

#### 1. Call Meeting to Order

Chairman, Mr. Enrico Sarandrea opened the public hearing at 7:30 P.M.

Chairman, Mr. Enrico Sarandrea seated, Mr. Jason Alldridge for absent member Secretary, Ms. Joanna Abraham. Chairman, Mr. Enrico Sarandrea seated Mr. Erik Markiewicz for Vice Chairman, Mr. Phil Roger.

#### 2. Roll Call

Chairman, Mr. Enrico Sarandrea executed the roll call.

**Present:** Chairman, Mr. Enrico Sarandrea  
Mr. Roger Mitchell  
Mr. Jason Alldridge  
Mr. Chris Dupont  
Mr. Erik Markiewicz

**Absent:** Vice Chairman, Mr. Phil Roger  
Secretary, Ms. Joanna Abraham

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

#### 3. Hearing of Cases

**B. Application #927 of Ronald and Kathleen Picard for two variances of the Watertown Zoning Regulations concerning rear yard property line setback and driveways to permit the construction of a new single-family dwelling on Lot 4 Caruso Drive, Watertown, CT.**

**The Public Hearing must be closed by March 31, 2010 unless applicant grants an extension of time.**

Mr. Jason Alldridge 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 7:30PM on Wednesday, February 24, 2010 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Application #927 of Ronald and Kathleen Picard for the following two variances of the Zoning Regulations of the Town of Watertown: 1) a variance of 10 feet to rear yard property line setback to permit the construction of a terrace! deck for a new single-family dwelling to be located 40 feet from rear yard property line. Section 23.5.3.b of the Watertown Zoning Regulations requires minimum 50 feet rear yard setback for a principal building in an R-30 Residential Zoning District and 2) a variance of 90 feet to permit the construction of two driveways to be located 60 feet apart. Section 63.8.5.c of the Watertown Zoning Regulations states that driveways serving the same lot shall be at least 150 feet apart (measuring center line to center line) unless they are one-way driveways".

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

Dated in Watertown, CT this 11th day of February 2010

Dated in Watertown, CT this 18th day of February 2010

JoAnna Abraham, Secretary  
Zoning Board of Appeals

Mr. O'Sullivan

Dennis O'Sullivan a professional engineer and explained the variance to the Board. This is a piece of property that was three lots that have been combined. The new lot is more conforming that what had existed. We have made every effort to meet all of the Zoning Regulations.

There is no way we could fit the septic, well and house of one lot. This property is very high. The topography is difficult of the site. There is about 14' of grade. There is an existing well and two septic systems on the property. Our hardship is that we have major trees and we were not able to separate the driveways. We want to have these trees with their age and beauty to remain. We have a well in the way and the topography, zoning setbacks and ledge make the location of the garage very difficult. We have many conflicts on this site. The topography is very steep. We have a lot of ledge on the site.

Chairman, Sarandrea

Did you already take two houses down?

Mr. O'Sullivan

They are gone.

Chairman, Sarandrea

where are the footing drains, littler and gutter drains located?

Mr. O'Sullivan

He explained the water reclaim system to the Board.

Chairman, Sarandrea

Is this a 100 year design?

Mr. O'Sullivan

Yes. I have submitted the design to Chuck Berger the Town Engineer.

Mr. Rafey

Chuck Berger the Town Engineer has not approved the design yet.

Chairman, Sarandrea

Where is the location of the septic? How large is the combined lots? Has it gone before the wetlands already? Do you have Torrington Area Health Approval?

Mr. O'Sullivan

It is a pump system. The location is the only location for the septic because it is only area without ledge and is flat. This is very tight sight.

Mr. Picard

It is almost an acre. We do have Torrington Area Health Approval.

Mr. Rafey

Yes, they have received the wetlands approval. Torrington Area Health has approved the septic location.

Mr. Mitchell Is the only variance you are looking for is for the driveway?

Mr. O'Sullivan The variance on the driveway, you should be within 150'

Mr. Rafey Is this going to be a one way driveway.

Mr. Picard We can keep it a one way driveway. On the drawing the driveways are reverse. He explained that the entrance and exits locations of the driveway. We need the driveway to be accessible.

Mr. Rafey If it is one way you do not need a variance. When we received the plans it did not show that it was one way. This is why I advertised the second variance for the driveway.

Mr. Picard Sorry we were not clear on the fact that the driveway was going to be one way. The driveway is going to be gravel. He submitted the green cards and notarized affidavit into the record.

Mr. Rafey We need a revised plan showing that the driveway is one way and the entrance will be to the right.

Chairman, Sarandrea Is there anyone from the public who wishes to speak for or against this application. Hearing none can I have a motion.

**MOTION:** Mr. Roger Mitchell moved to close the public hearing.

**SECOND:** Mr. Jason Alldridge.

**VOTE**

**AYES:** Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell, Mr. Chris Dupont, Mr. Erik Markiewicz; Mr. Jason Alldridge.

**NAYS:** None.

**MOTION UNANIMOUS PASS T 5-0.**

MOTIONS  
Public Hearing  
Zoning Board of Appeals  
February 24, 2010  
Ronald & Kathleen Picard  
Lot 4, Caruso Drive

Attest:

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Chairman, Mr. Enrico Sarandrea  
Zoning Board of Appeals