



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

MINUTES ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING

Scott Demers

629 - 639 Main Street, Oakville, CT

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

1. Call Meeting to Order

Chairman, Mr. Enrico Sarandrea called the public hearing to order at 7:30 P.M. Chairman, Mr. Enrico Sarandrea seated Mr. Gary Swingle for absent member Ms. Joanna Abraham.

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 Alldridge
Mr. Chris Dupont
Mr. Erik Markiewicz
Mr. Gary Swingle

Absent: Ms. Joanna Abraham

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

3. Hearing of Cases

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.
- A. Application #928 of Scott Demers for 5 variances of the Zoning Regulations concerning B-G General Business Zoning District to permit the construction of an addition and parking at 629 - 639 Main Street, Oakville, CT.**

MINUTES
 PUBLIC HEARING
 ZONING BOARD OF APPEALS
 March 24, 2010
 Scott Demers - 629 - 639 Main Street, Oakville, CT

The Public Hearing must be closed by April 28, 2010 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 7:30PM on Wednesday, March 24, 2010 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon Scott Demers application for the following 5 variances required for renovation of an existing building and parking at 639-629 Main Street, Oakville, CT:

- 1) A variance of 21 feet to rear property line setback for parking when abutting a residential zone.
- 2) A variance of 6.1 feet to side yard property line setback for parking.
- 3) A variance of 10 feet to front property line for parking spaces within front yard.
- 4) A variance of 6 feet for parking spaces next to a building and.
- 5) A variance of 2 feet to depth of 3 parking spaces.

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 March 2010

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

Phillipe Roger, Secretary
 Zoning Board of Appeals

Chairman, Sarandrea

Can we hearing this variance application tonight?

Mr. Rafey

Yes, but I recommend that we continue the public hearing because the applicant forgot to send the notices to the neighbors.

Mr. Demers

Scott Demers was present and explained the application to the Board. He advised the Board that he forgot to send the certified notices to his neighbors. He submitted into the record that affidavit for the public hearing sign.

MINUTES
PUBLIC HEARING
ZONING BOARD OF APPEALS
March 24, 2010
Scott Demers - 629 - 639 Main Street, Oakville, CT

He explained the 5 variance requests and the hardship to the Board. 1. A variance of 21 feet to rear property line setback for parking spaces 12, 13, and 14 to be located 9 feet from rear yard property line. Section 34.5.3d of the Watertown Zoning Regulations requires minimum 30 feet setback for parking when abutting a residential zone. 2. A variance of 6.1 feet to side yard property line setback for parking spaces 4 – 14 to be located 3.9 feet from side property line. Section 34.5.3.d of the Zoning Regulations requires minimum 10 feet side yard setback for parking. 3. A variance of 10 feet to front property line setback for parking spaces 4 and 5. Section 34.5.3e of the Zoning Regulations requires minimum 10 feet front yard setback for parking and loading areas. 4. A variance of 6 feet for parking spaces 1,2,3, 15, 16, 17, and 18 to be located 0 feet from the building. Section 63.9.5 states "No parking area or portion thereof, including parking spaces, driveways and access aisles, shall be located within six feet of any portion of a building other than for garage entrance or loading area aprons. Such six-foot clear area shall be used for walkways, plantings or other landscaping". 5. A variance of 2 feet to depth of parking spaces 1, 2, and 3 to be 17 feet deep. Section 63.11.1 of the Zoning Regulations requires parking spaces with 60 degree angle to be 19 feet deep. Parking: Presently our overflow parking is Route 73, which is posted "No Parking" on both sides of the road. For the safety of our customers and our employees, we would like to put additional parking on both of our properties. Public Safety: With our parking at a minimum our customers are parking on a state road, crossing the Main Street, risking both life and property. There are many times when our employees will actually help carry a customer's purchases out to their vehicle, when they have parked along the Main Street, due to our customers being unable to find an open parking space; this is a clear and present public safety issue. This is a public safety issue not only for our customers and our employees, but for other motorists traveling on Main Street as well. On several occasions our customer's cars have been hit while parked on the street. Customers parking on the street then cause another safety issue as the cars and trucks obstruct the view of on-coming traffic.

MINUTES
 PUBLIC HEARING
 ZONING BOARD OF APPEALS
 March 24, 2010
 Scott Demers - 629 - 639 Main Street, Oakville, CT

Being able to move our customers off the Main Street will be a tremendous achievement for public safety; which includes our employee safety as well. Storage: Storage of both product goods and dry paper storage items are at the maximum for the amount of business that we are presently doing. We would like to relocate our storage which is presently located in two separate sheds and storage structures. A walk-in cooler and walk-in type freezer would be located in the new addition, along with office space, which we presently do not have. Size and Shape: The location of our existing non-compliant building is located on property that prevents us from building an addition that would work best for us. We are forced by the zoning regulations to reduce our proposed addition size. Our present design allows for a smaller addition that does fall into the zoning regulation and will allow us to have a more conforming building. Rear Yard: We are asking for a variance in the rear of both properties, which would allow us to offer a driveway that would be a one-way in and one-way out. By doing so this would allow for greater ease and safety of the traffic flow which would help alleviate considerable congestion during our peak seasons. We are planning on demolishing the existing home on the property. We are also planning on merging the two lots into one lot.

Chairman, Sarandrea

Are you going to eliminate the parking in the front?

Mr. Demers

There is no parking in the front. There are three short parking spaces on one side.

Mr. Mitchell

What building will be demolished?

Mr. Demers

Facing our building it is to the left.

Ms. Demers

Sharon Demers was also present. She explained the location of the house to be demolished.

Chairman, Sarandrea

Do you have a sign?

Mr. Demers

We will not be moving the signage.

Mr. Mitchell

How space is there between you back parking lot and the property line? Is the tree line yours?

MINUTES
PUBLIC HEARING
ZONING BOARD OF APPEALS
March 24, 2010
Scott Demers - 629 - 639 Main Street, Oakville, CT

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.

Attest:

Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals