



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

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ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING AGENDA

Time: 7:30 P.M.

Date: Wednesday, March 25, 2009

Place: **Watertown High School Technology Center
324 French Street
Watertown, Connecticut**

1. Call Meeting to Order
2. Roll Call
3. Hearing of Cases
 - A. Application #909 of Francis and Stacey LaVoie for a variance of 28 feet to front yard property line setback to permit an existing gazebo to remain on site at 635 Northfield Road, Watertown, CT.

The Public Hearing must be closed by April 29, 2009 unless applicant grants an extension of time.

- B. Application #910 of Legends Auto Group, LLC for a variance of 15 foot from a 20 foot landscaped island buffer along Straits Turnpike and State Street at 694 Straits Turnpike, Watertown, Ct.

The Public Hearing must be closed by April 29, 2009 unless applicant grants an extension of time.

- C. Application #911 of Eagles Landing, LLC for a 2.6 foot height variance for an existing commercial building at 755 Thomaston Road, Watertown, CT.

The Public Hearing must be closed by April 29, 2009 unless applicant grants an extension of time.



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Legal Notice

The Zoning Board of Appeals of the Town of Watertown will hold a public hearing at 7:30PM on Wednesday, March 25, 2009 at the Watertown High School Technology Center 324 French Street, Watertown, CT to hear and act upon the following applications:

Application #909 of Francis and Stacey LaVoie of 635 Northfield Road, Watertown for a variance of 28 feet to front yard property line setback to permit an existing 30' X 19' gazebo located 22 feet from front property line at 635 Northfield Road, Watertown, CT in an R-70 Residential Zoning District. Section 22.5.4.a of the Watertown Zoning Regulations requires 50 feet front property line setback for accessory structures in an R-70 Residential Zoning District.

Application #910 of Legends Auto Group, LLC for a variance of 15 foot from a 20 foot landscaped island buffer between the front property lines and parking areas to permit a 5 foot landscaped island buffer along Straits Turnpike and State Street at 694 Straits Turnpike, Watertown, CT in a B-SC Shopping Center Business Zoning District. Section 52.4C.a of the Watertown Zoning Regulations requires minimum 20 foot wide landscaped island buffer along street in front of a car dealership in a B-SC Shopping Center Business Zoning District.

Application #911 of Eagles Landing, LLC for a 2.6 foot height variance to issue a Certificate of Occupancy for an existing, new commercial building 27.6 foot high at 755 Thomaston Road, Watertown, CT in a B-L Local Business Zoning District. Section 32.6.2 of the Watertown Zoning Regulations permits maximum 2 story 25 feet high buildings in a B-L Local Business Zoning District.

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 12th day of March 2009

Dated in Watertown, CT this 19th day of March 2009

JoAnna Abraham, Secretary
Zoning Board of Appeals