

**MINUTES
ZONING BOARD OF APPEALS
WATERTOWN, CONNECTICUT**

REGULAR MEETING

Time: 7:45 PM

Date: Wednesday, March 25, 2009

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

1. Call meeting to order

The Chairman opened the public hearing at 8:55 pm.

The Chairman seated Alternate, Mr. Gary Swingle for absent member Secretary, Ms. Joanna Abraham.

2. Roll call

Appointed Secretary, Mr. Gary Swingle executed the roll call.

Present: Chairman, Mr. Phil Roger
Vice Chairman, Mr. Enrico Sarandrea
Mr. Roger Mitchell
Alternate, Mr. Gary Swingle

Absent: Secretary, Ms. Joanna Abraham
Dr. John Griffith
Alternate, Mr. Jason Alldridge
Alternate, Mr. Jeffery Franson

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

3. Election of Officers

MOTION: Vice Chairman, Mr. Enrico Sarandrea moved to table the elections of officer.

SECOND: Mr. Roger Mitchell.

VOTE

AYES: Chairman, Mr. Phillipe Roger; Vice Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell; Alternate, Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 4-0.

4. Action on minutes

A. Public Hearing February 25, 2009 App. #908 David Babich

B. Regular Meeting February 25, 2009

MOTION: Vice Chairman, Mr. Enrico Sarandrea moved to approve the meeting minutes.

SECOND: Mr. Roger Mitchell.

VOTE

AYES: Chairman, Mr. Phillipe Roger; Vice Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell; Alternate, Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 4-0.

5. Old Business

A. Review of the Zoning Board of Appeals By-laws

MOTION: Vice Chairman, Mr. Enrico Sarandrea moved to table the review of the By-laws.

SECOND: Mr. Roger Mitchell.

VOTE

AYES: Chairman, Mr. Phillipe Roger; Vice Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell; Alternate, Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 4-0.

6. New Business

- A. Application #909 of Francis and Stacy 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.**

If the Public Hearing is closed on March 25, 2009, then a decision is required by May 28, 2009.

MOTION: Vice Chairman, Mr. Enrico Sarandrea moved to table the application to 4/22/09.

SECOND: Mr. Roger Mitchell.

VOTE

AYES: Chairman, Mr. Phillipe Roger; Vice Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell; Alternate, Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 4-0.

- 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.**

If the Public Hearing is closed on March 25, 2009 then a decision is required by May 28, 2009.

MOTION: Vice Chairman, Mr. Enrico Sarandrea moved to table the application.

SECOND: Mr. Roger Mitchell.

VOTE

AYES: Chairman, Mr. Phillipe Roger; Vice Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell; Alternate, Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 4-0.

- 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.**

If the Public Hearing is closed on March 25, 2009, then a decision is required by May 28, 2009.

MOTION: Vice Chairman, Mr. Enrico Sarandrea moved to approve the variance.

SECOND: Alternate, Mr. Gary Swingle.

DISCUSSION:

Vice Chairman, Mr. Enrico Sarandrea stated that he what to have a letter from the Board recommending the Planning and Zoning Commission review the height regulations and recommend increasing to height of 30'.

VOTE

AYES: Chairman, Mr. Phillippe Roger; Vice Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell; Alternate, Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 4-0.

7. Communications and Bills

None

8. Reports from Committees

None

9. Adjournment

MOTION: Vice Chairman, Mr. Enrico Sarandrea moved to adjourn at 9:00 pm.

SECOND: Mr. Roger Mitchell.

VOTE

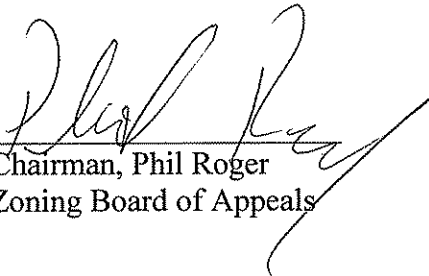
AYES:


Chairman, Mr. Phillippe Roger; Vice Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell; Alternate, Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 4-0.

Attest:


Chairman, Phil Roger
Zoning Board of Appeals


Approved by: Chuck Bezzo, Land Use Secretary