



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 Russell Grim 10 Skipper Avenue, Oakville, CT

Time: 7:30 P.M. (7:35 P.M.)
Date: Wednesday, March 30, 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 7:35 P.M.

2. Roll Call

Chairman, Mr. Enrico Sarandrea executed the roll call.

Present: Chairman, Mr. Enrico Sarandrea
Mr. Roger Mitchell
Mr. Jason Alldredge
Vice Chairman Mr. Chris Dupont
Mr. Gary Swingle

Absent: Secretary, Mr. Phil Roger
Ms. Joanna Abraham
Mr. Ned Dalton

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. Chairman, Mr. Enrico Sarandrea seated Mr. Jason Alldredge for Secretary, Mr. Phil Roger.

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.

3. Hearing of Cases

A. Continuation of the public hearing from February 23, 2011 – Application #939 of Russell Grim for 4 variances of the Watertown Zoning Regulations concerning R-12.5 Residential Zoning District.

The Public Hearing must be closed by March 30, 2011 unless applicant grants an extension of time.

- Grim Russell Grim of 10 Skipper Avenue was present and explained the variances requested to the Board.
- Sarandrea What is hardship?
- Grim The house was built in the 1950's. There is only two bedrooms. We would like to build an extra bedroom and dining room. When my grand kids stay at our house they need to sleep in the shed.
- Sarandrea Anyone from the Board have any questions?
- Rafey the applicant is asking for four variances. For the proposed addition they only need two variances. Because they are building this addition over any existing shed 5' from the side property line they need a 5' variance in order to build this over an existing non-conforming structure. The other variance that is needed a 5% variance for building coverage. The property is already over the limit. By building the addition they will increase slightly the impervious surface area. The total building coverage will be 30%. This zone is an R12.5 the Zoning Regulations all a 25% maximum building coverage. The other variances 36% impervious surface coverage and 5' from the rear property line are not needed for this project because it exists. They have a large exiting garage that is 30' from the property line. I had recommend that since they are applying for these variances, that it is better to get these two other variances to bring these properties in compliance with the Zoning Regulations. We will eliminate all the zoning violations that exist on the property. They do not need all four variances for this structure.
- Sarandrea Is there anyone from the public who wishes to speak for or against this application?
- Public None

Rafey

At the last meeting the applicant received letters from all their neighbors in favor of this application. There have been no objections of this application submitted into the record.

MOTION: Mr. Gary Swingle moved to close the public hearing.

SECOND: Mr. Roger Mitchell.

VOTE

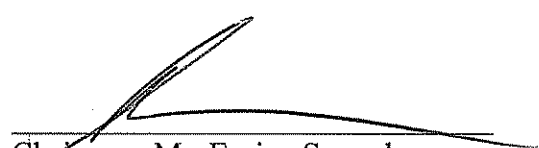
AYES:

Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell; Mr. Jason Alldredge; 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