

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

**PUBLIC HEARING
Tim Gavallas
205 Farview Circle, Watertown, CT**

Time: 7:50 P.M.

Date: Wednesday, April 22, 2009

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

1. Call Meeting to Order

Chairman Roger called the meeting to order at 7:50 pm
Chairman Roger seated Mr. Gary Swingle for vacant regular member.
Chairman Roger seated Mr. Jeffery Franson for absent regular member Secretary, Ms. Joanna Abraham. Chairman Roger seated Alternate, Mr. Gary Swingle as the secretary.

2. Roll Call

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
Alternate, Mr. Jason Alldridge
Alternate, Mr. Jeffery Franson

Absent: Secretary, Ms. Joanna Abraham

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

3. Hearing of Cases

- C. Application #912 of Tim Gavallas for two variances of 18 feet to side and rear property lines setback to permit the relocation of an existing shed at 205 Farview Circle, Watertown, CT.**

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The Public Hearing must be closed by May 27, 2009 unless applicant grants an extension of time.

Secretary, Mr. Gary Swingle 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, April 22, 2009 at the Watertown High School Technology Center 324 French Street, Watertown, CT to hear and act upon the following applications:

Application #912 of Tim Gavallas of 205 Farview Circle, Watertown for two variances of 18 feet to side and rear property lines setback to permit the relocation of an existing 14' X 12' shed to be located 2 foot from side property line and 2 foot from rear property line at 205 Farview Circle, Watertown, CT in an R-70 Residential Zoning District. Sections 22.5.4.b and 22.5.4.c of the Watertown Zoning Regulations require 20 foot side and rear property lines setback for accessory structures in an R-70 Residential 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 9 day of April 2009
Dated in Watertown, CT this 16th day of April 2009

JoAnna Abraham, Secretary
Zoning Board of Appeals

Tim Gavallas of 205 Farview Circle, Watertown was present and explained the application to the Board.

The Chairman noted that theirs is a letter from Torrington Area Health.

Mr. Gary Swingle read the Torrington Area Health letter into the record.

4/17/09

To: Moosa M. Rafey
Town of Watertown
Assistant Zoning Enforcement Officer

RE: 205 Farview Circle
Septic system replacement

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Dear Mr. Rafey;

Per your request I am writing this letter regarding the proposed septic system for 205 Farview Circle. The existing septic system at the above noted address is currently failing.

The only viable location on the property for a septic system is the proposed location. In order for the septic system to be installed in accordance with the public health code the existing shed on the property must be moved. If you have any further questions regarding the proposed design please contact me at 860 945-5270.

Sincerely
Robert Rubbo., R.S.
Deputy Director of Health

The Chairman pointed out that the size of the lot is very small.

Mr. Gavallas reviewed the location of the proposed septic system with the Board. Mr. Gavallas submitted for the record a photo of the location. Mr. Gavallas submitted the return receipt green card. Mr. Gavallas submitted into the record a letter from his neighbor in favor of the variance.

The Board reviewed the photos submitted into the record.

Mr. Gary Swingle read the letter dated 04/17/09 from Ann Eckert into the record.

To Whom It May Concern:

My name is Ann Eckert, I live at 191 Farview Cir. Tim Gavallas has been my neighbor for almost 9 years now. I understand that he is going to have a new septic system installed this summer because his current system is failing. I further understand that his shed is in the way of the proposed new system, and that he has only one possible option for a new location, that being closer to my property line. My husband and I have no objections to the new proposed location of Tim Gavallas's shed.

Mr. Swingle wanted to know the exact location.

Gavallas reviewed the location of the site with the Board.

The Chairman noted that the proposal is pretty cut and dry and the fact that something needs to be done.

Mr. Mitchell expressed concerns with the possibility problems with other abutting neighbors.

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Mr. Rafey noted that this is a narrow lot for this zone. Mr. Rafey advised the Board that this is an R-70 zone. Mr. Rafey noted that the parcel is only 62' wide.

PUBLIC: None

MOTION: Vice Chairman, Mr. Enrico Sarandrea moved to close the public hearing.

SECOND: Mr. Roger Mitchell.

VOTE


AYES:

Chairman, Mr. Phil Roger; Vice Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell; Alternate, Mr. Gary Swingle, Alternate, Mr. Jeffery Franson.

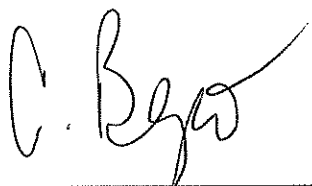
NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

Attest:



Chairman, Phil Roger
Zoning Board of Appeals



Approved by: Chuck Bezio, Land Use Secretary