



# Town of Watertown Connecticut

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Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency  
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## MINUTES ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

### PUBLIC HEARING

Vincent Maltese  
8 Emile Avenue

**Time:** 7:30 P.M.  
**Date:** Wednesday, May 26, 2010  
**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 7:30 P.M. Chairman, Mr. Enrico Sarandrea seated Mr. Gary Swingle for 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 Alldredge  
Mr. Chris Dupont  
Mr. Gary Swingle

**Absent:** Ms. Joanna Abraham  
Mr. Erik Markiewicz

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

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**

Secretary, Mr. Phil Roger read the legal notice into the record.

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**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, May 26, 2010 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Vincent Maltese, Jr. for a variance of 18 feet to front property line setback for construction of a front porch at 8 Emile Avenue, Oakville, CT in an R-12.5 Residential Zoning District.

At this hearing interested persons and written communications will be heard. A copy of the applications is on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, CT.

Dated in Watertown, CT this 13th day of May 2010

Dated in Watertown, CT this 20th day of May 2010

Phillipe Roger, Secretary  
 Zoning Board of Appeals

- A. Application #930 of Vincent Maltese, Jr. for a variance of 18 feet to front property line setback for construction of a front porch at 8 Emile Avenue, Oakville, CT.**

**The Public Hearing must be closed by June 30, 2010 unless applicant grants an extension of time.**

Mr. Maltese Vincent Maltese of 8 Emile Avenue, Oakville, CT, was present and explained the variance request to the Board.

Mr. Sarandrea What is your hardship for the porch.

Mr. Maltese The way the landing is designed you need to step backwards in order to open the door. There is a safety issue. Myself and neighbors have fallen. The porch will not extend any further than the landing.

Mr. Sarandrea Are you going to put a roof on?

Mr. Maltese Yes. We are going to put a roof on.

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Mr. Rafey I have inspected the site. Most of the houses are close to the road. None of them meet the 35' front yard requirements. This is to fix a safety issue. I do not see a problem because it will be in harmony with the surrounding neighborhood.

Mr. Sarandrea Are you going to close it in?

Mr. Maltese No. it will only have railings.

Mr. Rafey The porch will be 17' from the front property line.

Mr. Mitchell You are only extending the porch only 1' is that correct?

Mr. Maltese Yes. He submitted all the green cards and affidavit into the record.

Mr. Rafey The actual distance between the pavement and the porch will be greater than the 17' because there is a grassy right of way in the front.

Mr. Sarandrea Anyone from the public wish to speak for or against this application?

Public None.

**MOTION:** Vice Chairman Mr. Roger Mitchell moved to close the public hearing.

**SECOND:** Secretary, Mr. Phil Roger.

**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.**

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Attest:

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Chairman, Mr. Enrico Sarandrea  
Zoning Board of Appeals