

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

**REGULAR MEETING**

**Time:** 7:45 P.M.

**Date:** Wednesday, May 27, 2009

**Place:** Swift Middle School Media Library Room  
250 Colonial Street  
Oakville, Connecticut

**1. Call meeting to order**

Chairman Roger called the Meeting to Order at 7:45 P.M.

**2. Roll call**

**Present:** Chairman, Mr. Phill Roger  
Vice Chairman, Mr. Errico Sarandrea  
Secretary, Ms. Joanna Abraham  
Alternate, Mr. Gary Swingle  
Alternate, Mr. Jason Alldridge

**Absent:** Mr. Roger Mitchell  
Mr. Jeffery Franson

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

Chairman Roger seated Alternate, Mr. Gary Swingle, for absent regular member Mr. Jason Alldridge.

Chairman Roger seated Alternate, Mr. Jason Alldridge, for absent regular member Mr. Roger Mitchell.

**3. Election of Officers**

Chairman Roger requested that the Board table this until there is full attendance of regular members.

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**MOTION:** Vice Chairman, Mr. Errico Sarandrea moved to table the election of officers.

**SECOND:** Alternate, Mr. Gary Swingle.

**VOTE**

**AYES:**

Chairman, Mr. Phil Roger; Vice Chairman, Mr. Errico Sarandrea; Secretary, Ms. Joanna Abraham; Mr. Gary Swingle, Mr. Jason Alldridge.

**NAYS:** None.

MOTION UNANIMOUS PASS T 5-0.

**4. Action on minutes**

- A. Continuation of the Public Hearing April 22, 2009 App. #909 Francis and Stacy LaVoie**
- B. Continuation of the Public Hearing April 22, 2009 App. #910 Legends Auto Group, LLC**
- C. Public Hearing April 22, 2009 App. #912 Tim Gavallas**
- D. Regular Meeting April 22, 2009**
- E. Site Walk to 694 Straits Turnpike, Watertown**
- F. Site Walk to 635 Northfield Road, Watertown**

**MOTION:** Vice Chairman, Mr. Errico Sarandrea moved to approve.

**SECOND:** Alternate, Mr. Gary Swingle.

**VOTE**

**AYES:**

Chairman, Mr. Phil Roger; Vice Chairman, Mr. Errico Sarandrea; Secretary, Ms. Joanna Abraham; Alternate, Mr. Gary Swingle, Mr. Jason Alldridge.

**NAYS:** None.

MOTION UNANIMOUS PASS T 5-0.

**5. Old Business**

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

**MOTION:** Vice Chairman, Mr. Errico Sarandrea moved to table.

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**SECOND:** Alternate, Mr. Gary Swingle.

**VOTE**

**AYES:**

Chairman, Mr. Phil Roger; Vice Chairman, Mr. Errico Sarandrea; Secretary, Ms. Joanna Abraham; Alternate, Mr. Gary Swingle, Mr. Jason Alldridge.

**NAYS:** None.

MOTION UNANIMOUS PASS T 5-0.

**6. New Business**

- A. Application #913 of Robert Santamaria to hear and decide an alleged error by the Zoning Enforcement Officer regarding a Cease and Desist Order issued to Robert Santamaria concerning some violations of the Watertown Zoning Regulations at 676 Northfield Road, Watertown, CT.**

**If the Public Hearing is closed on May 27, 2009 then a decision is required by July 31, 2009.**

**MOTION:** Vice Chairman, Mr. Errico Sarandrea moved to table.

**SECOND:** Alternate, Mr. Gary Swingle.

**VOTE**

**AYES:**

Chairman, Mr. Phil Roger; Vice Chairman, Mr. Errico Sarandrea; Secretary, Ms. Joanna Abraham; Alternate, Mr. Gary Swingle, Mr. Jason Alldridge.

**NAYS:** None.

MOTION UNANIMOUS PASS T 5-0.

- B. Application #914 of American Bank of Connecticut for a variance of 7.3 feet to front property line setback to permit a freestanding sign to be located 2.7 feet from front property line at 1247 Main Street, Watertown, CT.**

**If the Public Hearing is closed on May 27, 2009 then a decision is required by July 31, 2009.**

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**MOTION:** Vice Chairman, Mr. Errico Sarandrea moved to approve.

**SECOND:** Alternate, Mr. Gary Swingle.

**VOTE**

**AYES:**

Chairman, Mr. Phil Roger; Vice Chairman, Mr. Errico Sarandrea; Secretary, Ms. Joanna Abraham; Alternate, Mr. Gary Swingle, Mr. Jason Alldridge.

**NAYS:** None.

MOTION UNANIMOUS PASS T 5-0.

- C. Application #915 of Daniel and Linda Gorman for a variance of 7.3 feet to front property line setbacks to permit the construction of an addition to an existing single family dwelling at 988 Bassett Road, Watertown.**

**MOTION:** Vice Chairman, Mr. Errico Sarandrea moved to receive & table the application, & schedule a public hearing for 6/24/09.

**SECOND:** Secretary, Ms. Joanna Abraham.

**VOTE**

**AYES:**

Chairman, Mr. Phil Roger; Vice Chairman, Mr. Errico Sarandrea; Secretary, Ms. Joanna Abraham; Alternate, Mr. Gary Swingle, Mr. Jason Alldridge.

**NAYS:** None.

MOTION UNANIMOUS PASS T 5-0.

**7. Communications and Bills**

- A. Notice of appointment of Mr. Jeffrey Franson as a regular member of the Zoning Board of Appeals**
- B. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Spring 2009 Volume XIII, Issue 2**

**MOTION:** Vice Chairman, Mr. Errico Sarandrea moved to accept and file.

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**SECOND:** Alternate, Mr. Gary Swingle.

**VOTE**

**AYES:**

Chairman, Mr. Phil Roger; Vice Chairman, Mr. Errico Sarandrea; Secretary, Ms. Joanna Abraham; Alternate, Mr. Gary Swingle, Mr. Jason Alldridge.

**NAYS:** None.

MOTION UNANIMOUS PASS T 5-0.

**8. Reports from Committees**

None

**9. Adjournment**

**MOTION:** Vice Chairman, Mr. Errico Sarandrea moved to adjourn at 8:00 P.M.

**SECOND:** Secretary, Ms. Joanna Abraham.

**VOTE**

**AYES:**

Chairman, Mr. Phil Roger; Vice Chairman, Mr. Errico Sarandrea; Secretary, Ms. Joanna Abraham; Alternate, Mr. Gary Swingle, Mr. Jason Alldridge.

**NAYS:** None.

MOTION UNANIMOUS PASS T 5-0.