

MINUTES

ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING

**Robert Santamaria
676 Northfield Road**

Time: 7:31 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 7:31 P.M.

2. Roll Call

Present: Chairman, Mr. Phil Roger
Vice Chairman, Mr. Enrico Sarandrea
Secretary, Ms. Joanna Abraham
Alternate, Mr. Jason Alldridge

Absent: Mr. Roger Mitchell
Alternate, Mr. Jeffery Franson
Alternate, Mr. Gary Swingle

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

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

3. Hearing of Cases

- 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.**

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The Public Hearing must be closed by July 2, 2009 unless applicant grants an extension of time.

Vice 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.

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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.

Secretary, Ms. Joanna Abraham read the legal notice into the record.

TOWN OF WATERTOWN

Lea1 Notice

The Zoning Board of Appeals of the Town of Watertown will hold a public hearing at 7:30PM on Wednesday, May 27, 2009 at the Swift Middle School Media Library Room 250 Colonial Street, Oakville, CT to hear and act upon the following applications:

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.

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 14th day of May 2009

Dated in Watertown, CT this 21 day of May 2009

JoAnna Abraham, Secretary
Zoning Board of Appeals

Alternate, Mr. Gary Swingle arrived at 7:35 P.M.

Chairman Roger seated Mr. Gary Swingle for absent regular member Mr. Jeffery Franson.

Attendance for the public hearing:

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

Absent: Mr. Roger Mitchell
Alternate, Mr. Jeffery Franson

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

Mr. Rafey advised the Board that he had received a letter from the Attorney Bruno representing the applicant asking the Board to continue the hearing to next month because the applicant is not ready to present their case tonight. Mr. Rafey submitted the letter into the record.

Chairman Roger read a letter from the applicant's attorney requesting a continuance of the public hearing.

Law Offices Of Kevin J. Hecht, Pc.
220 South Main Street
Post Office Box 67
Cheshire, Connecticut 06410

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FAX (20G) 272.2457

VIA FACSIMILE TO: (860) 945-2704
Zoning Board of Appeals
Watertown, Connecticut

May 27, 2009

Re: Application #913 — Robert Santamaria 676 Northfield Road, Watertown, CT

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Gentlemen:

This office represents Robert Santarnaria and his daughter, Lisa, owners of the above referenced property. Would YOU kindly postpone the Public Hearing scheduled for tonight until your June meeting.

Thank you for your attention to this matter,

RB/gks

Yours very truly,
Richard Bruno

MOTION: Vice Chairman, Mr. Enrico Sarandrea moved to continue the public hearing to 6/24/09 at Swift.

SECOND: Secretary, Ms. Joanna Abraham.

VOTE

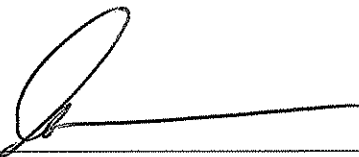
AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

Attest:



Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals