

MINUTES
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. Phil Roger
Vice Chairman, Mr. Enrico 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. Jeffery Franson.

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.

Motions
ZONING BOARD OF APPEALS
REGULAR MEETING 05/27/09

2

Mr. Rafey advised the Board that according to the By-Laws there only needs to be 5 members in attendance. With the appointment of the alternate member the Board could vote for elections of officers.

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

SECOND: Alternate, Mr. Gary Swingle.

VOTE

AYES:

Chairman, Mr. Phil Roger; Vice Chairman, Mr. Enrico 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. Enrico Sarandrea moved to approve.

SECOND: Alternate, Mr. Gary Swingle.

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.

Motions
ZONING BOARD OF APPEALS
REGULAR MEETING 05/27/09

3

5. Old Business

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

MOTION: Vice Chairman, Mr. Enrico Sarandrea moved to table.

SECOND: Alternate, Mr. Gary Swingle.

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.

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. Enrico Sarandrea moved to table.

SECOND: Alternate, Mr. Gary Swingle.

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.

Motions
ZONING BOARD OF APPEALS
REGULAR MEETING 05/27/09

4

- 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.

MOTION: Vice Chairman, Mr. Enrico Sarandrea moved to approve.

SECOND: Alternate, Mr. Gary Swingle.

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.

- 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.**

Mr. Rafey advised the Board that he had received the application after the agenda had been posted but according to the state statute the Board must receive the application and set the public hearing.

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

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.

Motions
ZONING BOARD OF APPEALS
REGULAR MEETING 05/27/09

5

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. Enrico Sarandrea moved to accept and file.

SECOND: Alternate, Mr. Gary Swingle.

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.

8. Reports from Committees

None

9. Adjournment

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

SECOND: Secretary, Ms. Joanna Abraham.

VOTE

AYES:

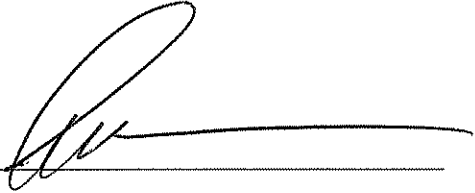
Chairman, Mr. Phil Roger; Vice Chairman, Mr. Enrico Sarandrea; Secretary, Ms. Joanna Abraham; Alternate, Mr. Gary Swingle, Mr. Jason Alldridge.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

Motions
ZONING BOARD OF APPEALS
REGULAR MEETING 05/27/09

Attest:

A handwritten signature in black ink, consisting of a large, stylized initial 'E' followed by a horizontal line extending to the right.

Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals