



# 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

Lacey Gregory  
351 Straits Turnpike, Watertown, CT

**Time:** 7:30 P.M. (7:41 P.M.)  
**Date:** Wednesday, June 22, 2011  
**Place:** Watertown High School Lecture Hall  
324 French Street  
Watertown, Connecticut

#### 1. Call Meeting to Order

Chairman, Mr. Enrico Sarandrea called the public hearing at 7:41 P.M.

#### 2. Roll Call

Chairman, Mr. Enrico Sarandrea executed the roll call.

**Present:** Chairman, Mr. Enrico Sarandrea  
Mr. Roger Mitchell  
Mr. Jason Alldredge  
Mr. Gary Swingle  
Secretary, Mr. Phil Roger (7:55 P.M.)

**Absent:** Secretary, Mr. Phil Roger  
Ms. Joanna Abraham  
Vice Chairman Mr. Chris Dupont  
Mr. Ned Dalton

**Also Present:** Land Use Secretary, Mr. Chuck Bezio

Chairman, Mr. Enrico Sarandrea seated Mr. Jason Alldredge for Ms. Joanna Abraham.

Chairman, Mr. Enrico Sarandrea seated Mr. Gary Swingle for Vice Chairman Mr. Chris Dupont.

### 3. Hearing of Cases

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.
- A. Application #941 of Lacey Gregory for a variance of 9 Ft to a side property line setback for construction of an addition to an existing single family dwelling at 351 Straits Turnpike, Watertown, CT.**

**The Public Hearing must be closed by July 27, 2011 unless applicant grants an extension of time.**

Chairman, Mr. Enrico Sarandrea 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, June 22, 2011 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Application #941 of Lacey Gregory for a variance of 9 feet to a side property line setback to permit the construction of a 22 'X18' addition to an existing single-family dwelling to be located 11 Ft from a side yard property line at 351 Straits Turnpike, Watertown, CT in an R-30 Residential Zoning District.

Dated in Watertown, CT this 9<sup>th</sup> day of June 2011  
Dated in Watertown, CT this 16<sup>th</sup> day of June 2011

Phillipe Roger, Secretary  
Zoning Board of Appeals

- |               |  |
|---------------|--|
| Mr. Zappone   | James Zappone from Boulder Ridge Construction from Bethlehem, CT was present on behalf of the applicant. He submitted into the record the green cards and the signed affidavit. He reviewed the A-2 survey and the hardship letter with the Board. He advised the Board that the reason for the variance is that his hardship is there is no other location for this garage due to the topography on the parcel along with the wetlands on the back. |
| Mr. Gregory   | Lacey Gregory was also present and explained the application to the Board. He advised the Board that his wife and him are aging and need a garage.   |
| Mr. Sarandrea | Do you have approval from the Torrington Area Health District?   |
| Mr. Zappone   | Yes we do.   |
| Mr. Sarandrea | What about Wetlands approval?  |
| Mr. Zappone   | Yes we do. It will only be a one car garage. The house is a small cape.  |

- Mr. Swingle                      Wetlands are not shown this map. .
- Mr. Mitchell                     18' wide is for a one car garage?  
Mr. Gregory                      Yes.
- Mr. Sarandrea                    Is there anyone from the public who wishes to speak for or against this application? Is there anyone from the public who wishes to speak for or against this application? Is there anyone from the public who wishes to speak for or against this application? Please state your name and address for the record.
- Mr. Weirauch                    Erich Weirauch of 360 Straits Turnpike was present and spoke in favor of the application.
- Mr. Sarandrea                    Is there anyone from the public who wishes to speak for or against this application? Is there anyone from the public who wishes to speak for or against this application?

Chairman, Mr. Enrico Sarandrea read a memo dated June 16, 2011 from Moosa Rafey, Wetlands Enforcement Officer into the record.

From: Moosa Rafey, Wetlands Enforcement Officer  
Date: June 16, 2011  
Subject: App. #941 of Lacey Gregory of 351 Straits Turnpike, Watertown, CT.

Application #941 has been submitted for a variance of 9 feet to a side yard property line setback to permit the construction of a 22'x18' addition to an existing single-family dwelling to be located approximately 11 feet from a side property line at 351 Straits Turnpike, Watertown, CT in an R-30 Residential Zoning District. Section 23.5.3.c of the Watertown Zoning Regulations requires minimum 20 feet side yard property line setback for a principal building in an R-30 Residential Zoning District.

The site encompasses 32,413 Sq. ft. area. The lot is 72 feet wide and approximately 480 feet long. The site is improved with a nonconforming single family dwelling and a shed. Most of the lot is covered by wetland soils. Proposed addition is located within the upland review area approximately 60 feet from the edge of wetlands. A wetland permit has been issued for the proposed addition and the existing shed.

Municipal water and sanitary sewer is not available to the site. This property is serviced by onsite sewage disposal system and a private well. Torrington Area Health District has already approved the location of the proposed addition.

Section 71.7 of the Zoning Regulations of the Town of Watertown states that no variance shall be granted by the Zoning Board of Appeals unless it finds that the application for the proposed variance

conforms to Section 71.7.1 -71.7.4. Section 71.7.1 - 71.7.4 of the Zoning Regulations is attached for your review and consideration.

The Board has until July 27, 2011 to close the public hearing. Once the public hearing is closed then the Board has 65 days to render its decision on the variance application.

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

**SECOND:** Mr. Gary Swingle.

**VOTE**

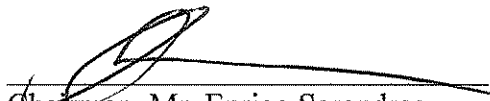
**AYES:**

Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell; Mr. Jason Alldredge; Mr. Gary Swingle.

**NAYS:** None.

**MOTION UNANIMOUS PASS T 4-0.**

Attest:

  
Chairman, Mr. Enrico Sarandrea  
Zoning Board of Appeals