

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

PUBLIC HEARING

**Nancy LaVasseur
281 Davis Street**

Time: 9:05 P.M.

Date: Wednesday, June 24, 2009

Place: John Trumbull School Library
779 Buckingham Street
Oakville, Connecticut

1. Call Meeting to Order

The Vice Chairman, Mr. Enrico Sarandrea called to order the meeting at 9:05 P.M.

2. Roll Call

Secretary, Ms. Joanna Abraham executed the roll call.

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

Absent: Chairman, Mr. Phil Roger
Mr. Jeffery Franson

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

3. Hearing of Cases

D. Application #917 of Nancy LaVasseur for a variance of 18 feet to rear property line setback to permit the construction of a deck to be located 12 feet from rear property line at 281 Davis Street, Oakville, CT.

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The Public Hearing must be closed by July 29, 2009 unless applicant grants an extension of time.

Secretary, Ms. Joanna Abraham; 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 7:30 P.M. on Wednesday, June 24, 2009 at the John Trumbull School Library, 779 Buckingham Street, Oakville, CT to hear and act upon the following applications:

Application #917 of Nancy LeVasseur for a variance of 18 feet for the rear yard property line setback requirements permit the construction of a 16' X 16' deck to be located 12 feet from rear property line at 281 Davis Street, Oakville, CT. Section 24.5.3.b of the Watertown Zoning Regulations requires minimum 30 feet rear yard setback for a principal building in an R-12.5 Residential Zoning District.

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 12th day of June 2009

Dated in Watertown, CT this 18th day of June 2009

JoAnna Abraham, Secretary
Zoning Board of Appeals

Nancy LeVasseur was present and explained the variance request to the Board.

Mr. Sarandrea asked the applicant what their hardship is.

Ms. LeVasseur explained that they are proposing to build a deck off of the back of the house. The hardship is privacy reasons, one side has electrical and gas pipes.

The Board reviewed the plans submitted.

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Ms. LeVasseur submitted the affidavit for the land use sign. They did not send out the certified notices to the neighbors. She hand delivered the notices to the each neighbor.

Mr. Sarandrea advised the applicant that a decision could not be made if the neighbors were not notified by certified, return receipt.

Mr. LeVasseur submitted a written statement from the back neighbor that it is ok to go ahead with the project.

Mr. Rafey advised the applicant again that it is state law that the abutters receive the certified, return receipt letter of notification and that the board receives verification that this has been done.

MOTION: Mr. Roger Mitchell moved to continue the public hearing to the next regularly scheduled meeting.

SECOND: Alternate, Mr. Gary Swingle.

VOTE

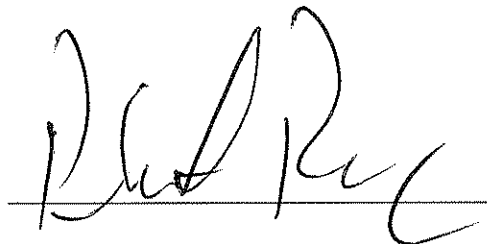
AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

Attest:



Chairman, Phil Roger
Zoning Board of Appeals