

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

REGULAR MEETING

Time: 9:12 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 9:12 P.M.

2. Roll call

Secretary, Ms. Joanna Abraham executed the roll call.

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

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

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

Vice Chairman, Mr. Enrico Sarandrea seated Alternate, Mr. Jason Alldridge for Mr. Jeffery Franson. Vice Chairman, Mr. Enrico Sarandrea seated Alternate, Mr. Gary Swingle for Chairman, Mr. Phil Roger.

3. Election of Officers

Vice Chairman, Mr. Enrico Sarandrea asked if the election could be held.

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Mr. Rafey advised the Board that according to the By-laws there needs to be five members present to hold the election. He advised the Board that Chairman, Mr. Phil Roger called the office and he would not be able to attend tonight's meeting. Chairman, Mr. Phil Roger asked if the Board would table the election because of his absence.

Mr. Swingle stated that we should just hold the elections.

Vice Chairman, Mr. Sarandrea noted that Chairman, Mr. Roger has stated publicly that he did not want this position and that he wants to be the Vice Chairman. We are already into this year enough without holding the election.

Mr. Mitchell expressed concerns with alternates voting for election of the officers.

Mr. Rafey advised the Board that the By-laws do not identify if they are regular or alternate members just five members are needed to vote. If the alternates are seated, they can vote.

Mr. Swingle said that we should hold the elections, we have nowhere else to go.

Mr. Rafey wanted to remind the Board before they vote that Chairman, Mr. Phil Roger called the office today and he will not be able to make the meeting and requested that the Board table the election to next month.

Vice Chairman, Mr. Sarandrea noted that Chairman, Mr. Roger has agreed that he wanted the position of Vice Chairman.

MOTION: Alternate, Mr. Gary Swingle nominated Vice Chairman, Mr. Enrico Sarandrea for Chairman.

SECOND: Mr. Roger Mitchell.

Vice Chairman, Mr. Sarandrea asked if there were any other nominations

VOTE

AYES:

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

NAYS: None.

NOMINATION UNANIMOUS PASS T 5-0.

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MOTION: Vice Chairman, Mr. Enrico Sarandrea nominated Phil Roger for Vice Chairman.

SECOND: Alternate, Mr. Gary Swingle.

Vice Chairman, Mr. Sarandrea asked if there were any other nominations.

VOTE

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

NAYS: None.

NOMINATION UNANIMOUS PASS T 5-0.

MOTION: Vice Chairman, Mr. Enrico Sarandrea nominated Secretary, Ms. Joanna Abraham for Secretary.

SECOND: Alternate, Mr. Gary Swingle.

Vice Chairman, Mr. Sarandrea asked if there were any other nominations.

VOTE

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

NAYS: None.

NOMINATION UNANIMOUS PASS T 5-0.

4. Action on minutes

- A. Public Hearing May 27, 2009 App. #913 Robert Santamaria**
- B. Public Hearing May 27, 2009 App. #914 American Bank of Connecticut**
- C. Regular Meeting May 27, 2009**

MOTION: Alternate, Mr. Gary Swingle moved to approve.

SECOND: Secretary, Ms. Joanna Abraham.

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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.

5. Old 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 June 24, 2009 then a decision is required by August 27, 2009.

Mr. Mitchell recused himself because he was not present for most of the hearing.

MOTION: Alternate, Mr. Gary Swingle moved to uphold the cease and desist order.

SECOND: Secretary, Ms. Joanna Abraham.

DISCUSSION:

Mr. Swingle noted that calling the tree truck storage is one thing. The fact that all the employees are going to this location, parking their cars on the site makes this a business. The employees are not warehouse employees they are tree cutting employees. This is being used for a business not a warehouse.

Mr. Sarandrea noted that there is a buck truck, a wood chipper, and others that are servicing people daily and not being stored. They are operating a company in this warehouse.

Mr. Swingle noted that these trucks are not being stored for long periods of time.

Ms. Joanna Abraham noted that there is no product being stored.

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AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS T 4-0.

Mr. Roger Mitchell was reelected.

- B. Application #915 of Daniel and Linda Gorman for a variance of 4 feet to side property line setback to permit the construction of an addition to an existing single family dwelling at 988 Bassett Road, Watertown.**

If the Public Hearing is closed on June 24, 2009 then a decision is required by August 27, 2009.

MOTION: Alternate, Mr. Gary Swingle moved to have a site walk on 7/22/09 at 6:45 P.M.

SECOND: Secretary, Ms. Joanna Abraham.

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

MOTION: Mr. Roger Mitchell moved to table to the next regularly scheduled meeting.

SECOND: Secretary, Ms. Joanna Abraham.

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.

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C. Review of the Zoning Board of Appeals Bylaws

MOTION: Secretary, Ms. Joanna Abraham moved to approve the Bylaws.

SECOND: Alternate, Mr. Jason Alldridge.

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.

6. New Business

- A. Application #916 of Allan Springmeyer for a variance of 15 feet to front property line setback to permit the construction of a deck to be located 20 feet from front property line at 66 Turner Avenue, Oakville, CT.**

If the Public Hearing is closed on June 24, 2009 then a decision is required by August 27, 2009.

MOTION: Alternate, Mr. Gary Swingle moved to approve.

SECOND: Mr. Roger Mitchell.

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.

- B. 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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If the Public Hearing is closed on June 24, 2009 then a decision is required by August 27, 2009.

MOTION: Mr. Roger Mitchell moved to table to the next regularly scheduled meeting.

SECOND: Secretary, Ms. Joanna Abraham.

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.

- C. Application #918 of Gateway Bible Church for two variances of the Watertown Zoning Regulations concerning signs to permit the installation of a freestanding sign to be located 1 foot from front property line at 500 Buckingham Street, Oakville, CT.**

If the Public Hearing is closed on June 24, 2009 then a decision is required by August 27, 2009.

MOTION: Alternate, Mr. Gary Swingle moved to table the application to the next regularly scheduled meeting.

SECOND: Mr. Roger Mitchell.

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.

7. Communications and Bills

None

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8. Reports from Committees

None

9. Adjournment

MOTION: Secretary, Ms. Joanna Abraham moved to adjourn at 9:30 P.M.

SECOND: Mr. Roger Mitchell.

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, Mr. Enrico Sarandrea
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