

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

PUBLIC HEARING
Gateway Bible Church
500 Buckingham Street

Time: 7:56 P.M.
Date: Wednesday, July 22, 2009
Place: Swift Middle School Media Library Room
250 Colonial Street
Oakville, Connecticut

1. Call Meeting to Order

The Chairman called to order the meeting at 7:56 P.M.

The Chairman seated Mr. Gary Swingle for absent member Joanna Abraham.

2. Roll Call

Mr. Gary Swingle executed the roll call.

Present: Chairman, Mr. Enrico Sarandrea
Vice Chairman, Mr. Phil Roger
Mr. Roger Mitchell
Alternate, Mr. Gary Swingle
Alternate, Mr. Jason Alldridge
Mr. Jeffery Franson

Absent: Secretary, Ms. Joanna Abraham

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

The Chairman read the ground rules into the record.

3. Hearing of Cases

C. Continuation of the Public Hearing from June 24, 2009 for 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.

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

Ed Rousseau present on behalf of the applicant and explained the variance requests. Because the property is along Buckingham Street there is a large state right of way that is within 4' of the building. We are asking for a 9' variance because if stayed within the required setback it would be about 50' from the road. This would take up parking lot space and would be almost impossible to see. We will build one from the property line but it would be more than 40' from Buckingham Street. The other variance is to increase the square feet required for the sign. The increased size is because they use the sign as a community board. Staying within the regulations would not allow for the community board. He reviewed the site plan with the Board.

Mr. Roger asked if there has been any consideration on putting the sign on the building.

Mr. Rousseau reported that the community board needs to be change often therefore it needs to be at grade level. With the sign of the road more that 40' the sign it self will be hard to see already.

Mr. Roger expressed concerns with the amount distance the sign will be located form the paved area on Buckingham Street.

Mr. Rafey reported that it would be 41'. From the property line it will be 1'. The state has a very wide right of way on Buckingham Street. The sign will not be 1' from the paved area. If they met the sign requirement the sign would be behind the building and it would defeat the purpose of the sign.

Public: None

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

SECOND: Alternate, Mr. Gary Swingle.

VOTE

AYES:

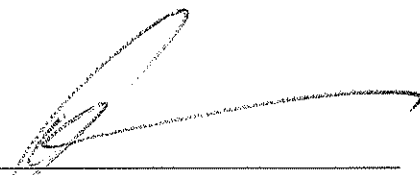
Vice Chairman, Mr. Phil Roger; Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell, Jeffery Franson; Alternate, Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

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Attest:



Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals