



# Town of Watertown Connecticut

51 Depot Square Business Center

Suite 502, Watertown Connecticut 06795-2200

Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency

Telephone: (860) 945-5266

Fax: (860) 945-2704

Website: [www.watertownct.org](http://www.watertownct.org)

## Minutes ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

### PUBLIC HEARING

David Longo

Lot 10 Loop Road, Watertown, CT.

**Time:** 7:30 P.M. (7:43 P.M.)  
**Date:** Wednesday, July 27, 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 to order at 7:43 P.M.

#### 2. Roll Call

Secretary, Mr. Phil Roger executed the roll call.

**Present:** Chairman, Mr. Enrico Sarandrea  
Mr. Jason Alldredge  
Secretary, Mr. Phil Roger  
Mr. Ned Dalton

**Absent:** Ms. Joanna Abraham  
Mr. Roger Mitchell  
Mr. Gary Swingle  
Vice Chairman Mr. Chris Dupont

**Also Present:** Assistant Zoning Enforcement Officer Mr. Moosa Rafey  
Land Use Secretary, Mr. Chuck Bezio

Chairman, Mr. Enrico Sarandrea seated Mr. Jason Alldredge for Vice Chairman Mr. Chris Dupont.

Chairman, Mr. Enrico Sarandrea seated Mr. Ned Dalton for Mr. Roger Mitchell.

**1. Hearing of Cases**

- C. Application #944 of David Longo for a variance of 5 feet to a side property line setback to permit the construction of a driveway for a new single-family dwelling on Lot 10 Loop Road, Watertown, CT.**

**The Public Hearing must be closed by August 31, 2011 unless applicant grants an extension of time.**

Secretary, Mr. Phil Roger 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, July 27, 2011 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Application #944 of David and Jenifer Longo for a variance of 5 feet to side yard property line setback to permit the construction of a driveway to a new single-family dwelling to be located 5 feet from a side property line on Lot 10 Highview Estate Subdivision, Loop Road, Watertown, CT in an R-30 Residential Zoning District.

At this hearing interested persons and written communications will be heard. A copy of the applications is on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, CT.

Dated in Watertown, CT this 14th day of July 2011

Dated in Watertown, CT this 21st day of July 2011

Phillipe Roger, Secretary  
Zoning Board of Appeals

Ms. Longo

Jen Longo was present and explained the application to the Commission. She submitted into the record the domestic return receipt cards and notarized affidavit that the land use public

hearing sign had been posted in the front of the property into the record. She read the following letter into the record.

July 8, 2011

Mr. Enrico Sarandrea  
Chairman - Zoning Board of Appeals  
Town of Watertown  
Town Hall Annex  
424 Main Street  
Watertown, CT 06795

RE: Highview Estates - Lot 10  
Loop Road  
Watertown, Connecticut

Dear Mr. Sarandrea:

On behalf of the applicant, we are hereby requesting a variance of Section 63.9.4 of the; Watertown Zoning Regulations for the aforementioned residential building lot. The lot was previously approved as part of the Highview Estates subdivision. .

The requested variance is in regard to the proximity of the driveway serving the proposed home to the side property line. Section 63.9.4 of the Watertown Zoning Regulations states that "No parking area or portion thereof, including parking spaces, driveways and access aisles, shall be located within 10 feet of any side or rear property line except for shared driveways and shared access aisles between adjoining properties." This letter requests that the driveway serving Lot 10 be permitted to be constructed at a distance of five feet from the northern side lot line between Lots 10 and 11, a 50% variance. This request is based upon the unique shape of the property. The maximum width of the lot at any point is ± 110'. Taking into account the side lot line building setbacks for the R-30 zoning district, the maximum building envelope at any point is ± 70' wide. The proposed home for Lot 10 has been located at the widest portion of the lot and at a distance of one foot off the southern building setback line in an attempt to minimize this requested variance."

If you have any questions, please do not hesitate to contact me.

Very truly yours,  
MILONE & MACBROOM, INC.

Ms. Longo

The property that is being affected by this variance is lot# 11. She reported that they have spoken to the owners and they have a

