



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

Eric Fogg

33 Highland Avenue, Watertown, CT

Time: 7:30 P.M. (7:31 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 7:31 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.

Chairman, Mr. Enrico Sarandrea read the public hearing procedures 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.

1. Hearing of Cases

- A. Continuation of the public hearing from June 22, 2011 - Application #942 of Eric Fogg for two variances of side and rear property lines setback for an existing detached garage and shed at 33 Highland Avenue, 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 following e-mail into the record.

To: Moosa, rafey@waterlowncl.org
From: Eric Fogg [efogg@HaynesConstruction.com]
Date: Thursday, July 14, 2011 8:00 AM
Re: Eric Fogg Variance Application # 942

I would like to request a 35 day extension to the public hearing for my Variance Application #942. At the June Zoning Board of Appeals meeting it was decided a site walk would take place at my property prior to the July meeting. I will be away and unavailable in July and would request the site walk be rescheduled prior to the August meeting.

Thank you,
Eric Fogg
33 Highland Ave
Watertown
Cell Phone: 203-823-2995

Motion: Secretary, Mr. Phil Roger moved to accept the applicant's request to continue the public hearing to the next meeting on 8/24/11 and grant the 35-day extension.

Second: Mr. Jason Alldredge

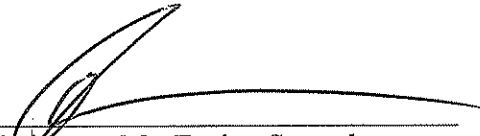
Vote:
Ayes

Chairman, Mr. Enrico Sarandrea, Mr. Jason Alldredge, Secretary, Mr. Phil Roger
and Mr. Ned Dalton

Nays None

MOTION UNANIMOUS PASS T 4-0.

Attest:



Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals