

Town of Watertown Connecticut

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

Watertown Municipal Center

61 Echo Lake Road

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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. (7:35 P.M.)

Date: Wednesday, August 24, 2011

Place: Watertown High School Lecture Hall
324 French Street
Watertown, Connecticut

1. **Call Meeting to Order**

Chairman, Mr. Enrico Sarandrea called the public hearings to order at 7:35 P.M.

2. **Roll Call**

Secretary, Mr. Phil Roger executed the roll call.

Present: Chairman, Mr. Enrico Sarandrea
Secretary, Mr. Phil Roger
Mr. Roger Mitchell
Mr. Gary Swingle
Mr. Ned Dalton

Absent: Ms. Joanna Abraham
Vice Chairman Mr. Chris Dupont
Mr. Jason Alldredge

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

Chairman, Mr. Enrico Sarandrea seated Mr. Gary Swingle for Vice Chairman Mr. Chris Dupont.
Chairman, Mr. Enrico Sarandrea seated Mr. Ned Dalton for Ms. Joanna Abraham.

Chairman, Mr. Enrico Sarandrea read the ground rules 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.

3. Hearing of Cases

A. Continuation of the public hearing from July 27, 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 August 31, 2011.

Secretary, Mr. Phil Roger read the legal notice in to the record.

Mr. Fogg Eric Fogg of 33 Highland Avenue was present and explained Application #942 of Eric Fogg for two variances of side and rear property lines setback for an existing detached garage and shed to the Board.

Mr. Sarandrea For the record please explain your hardship.

Mr. Fogg The reason I located the shed where it is because of the stairs to the second floor of the garage. The shed is 2' off the property line. This is a 3 family house. Due to the parking arrangement I had to keep it as tight as could.

Mr. Sarandrea Anyone from the public who wishes to speak for or against this application? Is there anyone from the public who wishes to speak for or against this application? Is there anyone from the public who wishes to speak for or against this application? Hearing no objections can I please have a motion?

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

SECOND: Secretary, Mr. Phil Roger.

VOTE

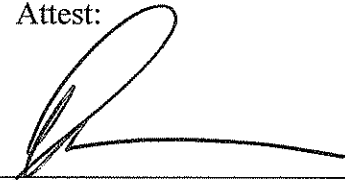
AYES:

Chairman, Mr. Enrico Sarandrea; Secretary, Mr. Phil Roger; Mr. Roger Mitchell; Mr. Gary Swingle; Mr. Ned Dalton.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

Attest:



Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals