



# Town of Watertown Connecticut

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

**Watertown Municipal Center**

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Watertown, CT 06795

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## Minutes

### ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

#### PUBLIC HEARING

Patrick Manning

340 Platt Road, Watertown CT

**Time:** 7:30 P.M. (8:06 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 8:06 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.

### **3. Hearing of Cases**

- G. Application #950 of Patrick Manning for a variance of 20 feet to front yard property line setback for construction of an addition to an existing garage and an addition to second floor of an existing garage located 15 feet from front property line at 340 Platt Road, Watertown, CT.**

**The Public Hearing must be closed by September 28, 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, August 24, 2011 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Application #950 of Patrick Manning for a variance of 20Ft to front property line setback to permit the construction of an addition to an existing garage and a second floor addition over an existing garage located 15 feet from front property line at 340 Platt Road, Watertown, CT.

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 11<sup>th</sup> and 18<sup>th</sup> day of August 2011

Phillipe Roger, Secretary  
Zoning Board of Appeals

Mr. Manning

Patrick Manning of 340 Platt Road, Watertown, CT was present and explained application #950 for a variance of 20Ft to front property line setback to permit the construction of an addition to an existing garage and a second floor addition over an existing garage located 15 feet from front property line. The applicant submitted into the record the domestic return receipt cards certifying the abutting property owners 150' had notified by certified mail of the variance application. The applicant also submitted into the record the notarized affidavit that the land use public hearing sign had been

posted in the front of the property 10 days prior to the hearing as required.

Mr. Sarandrea Please, explain your hardship.

Mr. Manning The house was built in 1962 before the zoning regulations were in existence. The side street that was built in 1964 the garage was added. We will not be increasing the foot print of the house.

Mr. Sarandrea What is the room above the garage going to be?

Mr. Manning It is going to be workshop area.

Mr. Rafey The garage that they are going to be building a second floor on is already existing. The garage doesn't meet the setback requirements. They are not adding to the foot print. If a variance is granted it would get rid of an existing zoning violation.

Mr. Sarandrea Is the hardship self created?

Mr. Rafey The hardship is that when this house was built the road did not exist. The house was built to close to the property line at that time.

Mr. Manning We are not encroaching any further into the setback.

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?

**Public:**

Mr. Carey Henry Carey of 340 Platt Road, spoke in favor of the variance application.

Mr. Burshit John Burshit of 316 Platt Road, spoke in favor of the variance application.

Mr. Robinson Bill Robinson of 105 Dunrobin Lane, spoke in favor of the variance application.

Mr. Carey David Carey of 354 Platt Road, spoke in favor of the variance application.

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:** Secretary, Mr. Phil Roger moved to close the public hearing.

**SECOND:** Mr. Roger Mitchell.

**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:

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Chairman, Mr. Enrico Sarandrea  
Zoning Board of Appeals