



# 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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## **MOTIONS ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT**

### **PUBLIC HEARING**

**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.

**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 Venue, Watertown, CT.**

**The Public Hearing must be closed by August 31, 2011.**

**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.

- B. Continuation of the public hearing from July 27, 2011 – Application #943 of Candee Hill Junction, LLC for a variance of 6 feet to side yard property line setback for existing A/C units at 1400 Main Street, Watertown.**

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

The applicant requested the Board continue the public hearing.

**MOTION:** Secretary, Mr. Phil Roger moved to accept the applicant's request to extend the public hearing and continued the hearing to the next regularly scheduled meeting on 9/28/11.

**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.

- C. Application #946 of Guido Pedros for a variance of 1.3 foot to a side property line setback for an existing foundation for a single-family dwelling located 23.7 feet from a side property line Lot 66 Guernseytown 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.

**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.

- D. Application #947 of Edwin Couch for a variance of 10 feet to front property line setback for construction of a deck to be located 25 feet from front property line at 84 Brierwood Drive, 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.

**MOTION:** Secretary, Mr. Phil Roger moved to continue the public hearing to the next regularly scheduled meeting on 9/28/11.

**SECOND:** Mr. Roger Mitchell.

- E. Application #948 of Truelove and Maclean for two variances of 3.3% impervious surface area and 1.5% building coverage for construction of an addition to an existing industrial building at 57 Calendar 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.

**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.

- F. Application #949 of Lisa Taccardi for a variance of 11 feet to rear property line for three existing decks located 19 feet from rear property line at 27 Russell Avenue, Oakville, 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.

**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.

- 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.

**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.

- H. Application #951 of Izet Elmazi for a variance of 10 feet to front property line setback for construction of a front porch/deck located 40 feet from front property line at 1142 Guernseytown 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.

**MOTION:** Secretary, Mr. Phil Roger moved to continue the public hearing to the next regularly scheduled meeting on 9/28/11.

**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.