



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency
Watertown Municipal Center
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Minutes ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING

Guido Pedros
Lot 66 Guernseytown Road, Watertown, CT.

Time: 7:30 P.M. (7:47 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 7:47 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

- 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.

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 #946 of Guido Pedros for a variance of 1.3 foot to side property line setback for an existing foundation for a single-family dwelling located 23.7 feet from side property line on Lot 66 Guernsey town Road, Watertown, CT in an R-70 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 11th and 18th day of August 2011.

Phillipe Roger, Secretary
Zoning Board of Appeals

Mr. Pedros

Guido Pedros was present and explained his application #946 for a variance of 1.3 foot to side property line setback for an existing foundation for a single-family dwelling located 23.7 feet from side property line on Lot 66 Guernsey town Road, Watertown, CT in an R-70 Residential Zoning District. 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. Damico Fred Damico of Damico Associates was present on behalf of the applicant. He advised the board that his office accidentally confused the boundary line and made a mistake on the set back requirements. We thought it was 20' setback and in reality it is 25' setback. This is a mistake and it was not created by the applicant. There is one positive note that there is a 25' access strip of land that will not be affected by this variance. The strip of land is a driveway for the adjoining neighbor's lot.
- Mr. Sarandrea Will this affect their driveway at all?
- Mr. Rafey No. The building is 23.7 away from the boundary line.
- Mr. Sarandrea The area of concern is only the corner of the house.
- Mr. Damico Yes., just this area. We spoke with the adjoining neighbors. No of the neighbors had a problem with it.
- Mr. Rafey For the record Lot owner Debbie Lupo owner of lot# 67 which is located to the north of this lot called the office and she has no objections to the variance.
- Mr. Sarandrea Has any one hear from lot#63?
- Mr. Rafey No.
- Mr. Damico No. This owner of the lot purchased the entire subdivision. He sold the lot to the applicant. Obviously he has no problem with the variance applicant.
- Mr. Mitchell Is the entire foundation already in place? Who found the error?
- Mr. Damico I found the mistake when I went to do the foundation as built.

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

SECOND: Mr. Roger Mitchell.

VOTE

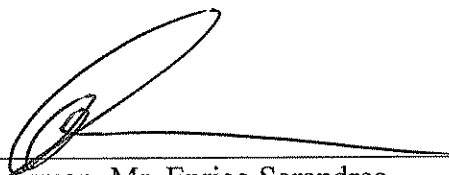
AYES:

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:

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals