



# Town of Watertown Connecticut

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

**Watertown Municipal Center**

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: [www.watertownct.org](http://www.watertownct.org)

Fax: (860) 945-2704

## Minutes

### ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

#### PUBLIC HEARING

Lisa Taccardi

27 Russell Avenue, Oakville, CT.

**Time:** 7:30 P.M. (8:12 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 8:12 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**

- 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.

### **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 #949 of Lisa Taccardi for a variance of 11 Ft to rear property line setback for three existing decks located 19 feet from rear property line at 27 Russell Avenue, Oakville, CT in an R-G General 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 11<sup>th</sup> and 18<sup>th</sup> day of August 2011

Phillipe Roger, Secretary  
Zoning Board of Appeals

Ms. Taccardi

Lisa Taccardi of 27 Russell Avenue, Oakville CT was present and explained Application #949 for a variance of 11' to rear property line setback for three existing decks located 19 feet from rear property line in an R-G General 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. Sarandrea Please explain your hardship to the Board.
- Ms. Taccardi The decks are not attached to the dwelling. The decks are considered free standing decks. The desk is unsafe. I plan on removing the deck and attaching it to the dwelling. I would like to extend it in the back by 3' and enclose it in as a 3-season porch. As the president of the Association I am representing the 2-other condo owners I would like to get a variance for my neighbors as well. I believe that the deck was not built to code and is extremely unsafe.
- Mr. Rafey The decks were not part of the site plan when the Planning and Zoning Commission approved it. The building is only 31' from the property line. The developer built the decks without approvals.
- Mr. Swingle He expressed concerns on what was proposed in the area when the plans were approved. There should have been a patio not decks.
- Mr. Sarandrea How did this get a certificate of occupancy? Is there only three condos there?
- Mr. Rafey There is three units. The certificate of occupancy building been issued.
- Mr. Swingle Expressed concerns when and who built the decks. He also expressed concerns that a certificate of occupancy was issued.
- Mr. Sarandrea You need to speak with the building inspector on who inspected the deck, why the deck was built and why a certificate of occupancy was issued. If a variance is granted it could be a conditional approval for the deck or 3-season porch. 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