

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

Truelove and Maclean
57 Calendar Road, Watertown, CT.

Time: 7:30 P.M. (7:59 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 7:59 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

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.

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 #948 of Truelove and Maclean for two variances of 3.3% impervious surface coverage and 1.5% building coverage for construction of an addition to an existing industrial building located at 57 Callendar Road, Watertown, CT in an IR-200 Restricted Industrial 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. Bouffard

Richard L. Bouffard, President & Owner Truelove and Maclean was present and explained the Application #948 of Truelove and Maclean for two variances of 3.3% impervious surface coverage and 1.5% building coverage for construction of an addition to an existing industrial building located at 57 Callendar Road, Watertown, CT in an IR-200 Restricted Industrial Zoning District to the board. 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. We need the addition for finished goods storage area at the plant. We are restricted by the topography of the property. We have rock ledge in the rear of the property that is very steep. The way, the corners of the rear of the building sits, it is as close as we can get and still get cars to the back of the building where our parking area is. The only logical place in order to add the square footage that we need is on the right front corner of the southeast of the building.

Mr. Roger Is the addition going to encroach onto the existing paved area in the front.

Mr. Bouffard Yes it will be on the existing paved area. We are reducing the paved area and increasing the square footage. We will have to put in a new drive further south down Callender Road.

Mr. Sarandrea How wide is driveway going to be?

Mr. Bouffard He explained the proposed accessway to the Board.

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.

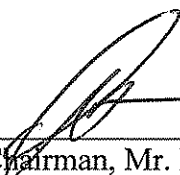
VOTE

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