

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

Fax: (860) 945-2704

Minutes ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

REGULAR MEETING

Time: 7:45 P.M. (8:41 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 8:41 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.

1. Action on minutes

- A. Public Hearing May 25, 2011 App. #940 Erik Markiewicz**
- B. Regular Meeting May 25, 2011**
- C. Public Hearing June 22, 2011 App. #941 Lacey Gregory**
- D. Public Hearing June 22, 2011 App. #942 Eric Fogg**
- E. Regular Meeting June 22, 2011**
- F. Continuation of the Public Hearing from July 27, 2011 App. #942 Erick Fogg**
- G. Public Hearing July 27, 2011 App. #943 Candee Hill Junction, LLC**
- H. Public Hearing July 27, 2011 App. #944 David Longo**
- I. Public Hearing July 27, 2011 App. #945 Erik Markiewicz**
- J. Regular Meeting July 27, 2011**

MOTION: Secretary, Mr. Phil Roger moved to table action on the minutes 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.

2. Old Business

- A. 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.**

If the public hearing is closed on August 24, 2011 then a decision is required by October 28, 2011.

MOTION: Mr. Roger Mitchell moved to approve the variance for 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

SECOND: Mr. Gary Swingle.

Discussion:

Mr. Sarandrea We had a site walk. We have all seen it. It is a very small lot and he did a beautiful job. There are no neighbors opposing the variance.

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. 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.**

If the public hearing is closed on August 24, 2011 then a decision is required by October 28, 2011.

MOTION: Secretary, Mr. Phil Roger moved to table 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, 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.

5. New Business

- A. 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 at Lot 66 Guernseytown Road, Watertown, CT.**

If the public hearing is closed on August 24, 2011 then a decision is required by October 28, 2011.

MOTION: Mr. Roger Mitchell moved to approve 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. with the condition that only a deck or screened in three season sun room porch may be built.

SECOND: Secretary, Mr. Phil Roger.

Discussion:

Mr. Swingle I am concerned with the fact that the drawing show stairs and the builder built sliders. I am confused on how they got a CO.

Mr. Roger It is not our position to worry about how they got a CO. We are here to grant variances on complaints or hardship.

Mr. Swingle I have concerns with this.

Mr. Roger I agree something must have been missing.

Mr. Swingle How was it built with a door and no stairs unless they planned to build the deck.

Mr. Roger I understand your concerns but we are here to correct the situation. We are giving the homeowner relief from a mistake not done by her. There has definitely been a mistake there.

Mr. Rafey Any size deck needs a variance.

Mr. Sarandrea Part of our charge is safety. If we approve the application we approve for all three units.

Mr. Swingle The builder set the homeowner up for this when they built the dwelling on the building line. They have no problems building on the existing footprint but she is asking to increase the footprint and make her deck a 3-season porch. He expressed concerns with allowing the 3-season porches to be built. I do not want this to be made into a three season porch. He expressed concerns with the view the neighbors will have if she builds a 3-season porch.

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.

- E. 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.**

If the public hearing is closed on August 24, 2011 then a decision is required by October 28, 2011.

MOTION: Secretary, Mr. Phil Roger moved to approve 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.

SECOND: Mr. Roger Mitchell.

Discussion:

Mr. Sarandrea This is not the homeowners fault. There were many who came out in support and none opposed.

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 #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.**

If the public hearing is closed on August 24, 2011 then a decision is required by October 28, 2011.

MOTION: Secretary, Mr. Phil Roger moved to table 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 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.

6. Communications and Bills

None

7. Reports from Committees

None

8. Adjournment

MOTION: Mr. Roger Mitchell moved to adjourn at 9:15 P.M.

SECOND: Secretary, Mr. Phil Roger.

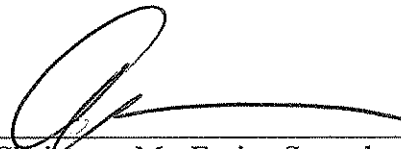
VOTE

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