



Town of Watertown Connecticut

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

Watertown Municipal Center

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MOTIONS ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

REGULAR MEETING

Time: 7:45 P.M. (8:37 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 8:37 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.

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: Secretary, Mr. Phil Roger moved to approve 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.

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.

- B. 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.**

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 #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, 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 #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.**

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 #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.

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.

- D. 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.**

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.

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.

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 #951of 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 #951of 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.