

**MINUTES
ZONING BOARD OF APPEALS
WATERTOWN, CONNECTICUT**

**PUBLIC HEARING
DG & P Reality
Bunker Hill Road & Straits Turnpike**

Time: 7:45 P.M.
Date: Wednesday, August 26, 2009
Place: Swift Middle School Media Library Room
250 Colonial Street
Oakville, Connecticut

1. Call Meeting to Order

Chairman, Mr. Sarandrea called the meeting to order at 7:45 P.M.

Chairman, Mr. Sarandrea seated Mr. Gary Swingle for absent member Ms. Joanna Abraham.

2. Roll Call

Mr. Gary Swingle executed the roll call.

Present: Vice Chairman, Mr. Phil Roger
Chairman, Mr. Enrico Sarandrea
Mr. Roger Mitchell
Alternate, Mr. Gary Swingle
Mr. Jeffery Franson
Alternate, Mr. Jason Alldridge

Absent: Alternate, Mr. Jason Alldridge
Secretary, Ms. Joanna Abraham

Also Present: Wetlands Enforcement Officer, Mr. Moosa Rafey
Land Use Secretary, Mr. Chuck Bezio

3. Hearing of Cases

- B. Application #920 of DG&P Realty for a variance of 34,412 Sq. Ft of lot area to permit the construction of a professional office building on a non-conforming lot located on the northeastern corner of Bunker Hill Road and Straits Turnpike, Watertown, CT.**

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The Public Hearing must be closed by September 30, 2009 unless applicant grants an extension of time.

Chairman, Mr. Enrico Sarandrea opened the public hearing at 7:46 P. M.

Mr. Gary Swingle 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 7:30 P.M. on Wednesday, August 26, 2009 at the Swift Middle School Media Library Room 250, Colonial Street, Oakville, CT to hear and act upon the following applications:

Application #920 of DG and P Realty, Inc. for a variance of 34,412 Sq. Ft of lot area to permit the construction of a Professional office building on an existing 30,928 Sq. Ft parcel of land located on the corner of Bunker Hill Road and Straits Turnpike, Watertown, CT in a Residential Transition Zone — Professional Office District. Section 30.6.1 of the Watertown Zoning Regulations requires minimum 1.5 acre (65,340 Sq. Ft) land for a professional office building in a Residential Transition Zone — Professional Office District.

At this hearing interested persons and written communications will be heard. A copy of the application is on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, CT.

Dated in Watertown, CT this 13th day of August 2009
Dated in Watertown, CT this 20th day of August 2009

JoAnna Abraham, Secretary
Zoning Board of Appeals

Steve Whitaker from Ames and Whitaker Architects of Southington was present and explained the variance request to the Board. He reported that he had left the certified letters and affidavit in his office. This property is on the corner of Straits Turnpike and Bunker Hill Road and has an area of .71 acres. The Zoning Regulations require a minimum site area is 1.5 acres. They believe this would be the best use for the property because putting a residential building on this parcel would not make much sense at all.

Chairman, Mr. Enrico Sarandrea reviewed the proposed location of the parcel with the applicant. He asked if a curb cut has been granted for this project.

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Mr. Whittaker reported that they are in the process of getting the curb cut approvals. He explained that he had gone to the Planning and Zoning Commission for a preliminary discussion. They are planning on using a common driveway with all three properties. This will reduce traffic in the area.

Chairman, Mr. Sarandrea asked if the Planning and Zoning Commission had any recommendations or if they issued a report on this project.

Mr. Rafey noted that the Planning and Zoning Commission did not have any recommendations or issue a report on this project.

Chairman, Mr. Sarandrea asked if the building will be multi leveled.

Mr. Whittaker advised the Board that the buildings proposed will be multi leveled 4,000 to 5,000 square feet.

Mr. Rafey asked if the building will meet all the Zoning requirements, including the 25% building coverage and 35% impervious surface coverage.

Mr. Whitaker noted that they are in the process of getting the curb cuts approvals. He also reported that the development will meet all other Zoning Requirement so no additional variance will be required.

Mr. Roger wanted an explanation of why the driveway is shown going into another parcel.

Mr. Whitaker advised the Board that the building being proposed will be in keeping with the surrounding buildings.

Chairman, Mr. Sarandrea expressed concerns with the drainage for the parking lot.

Mr. Whitaker advised the Board that it is proposed to put in a drywell similar to what has been approved for the surrounding properties.

Chairman, Mr. Sarandrea asked for details on the hardship.

Mr. Whitaker reported that the hardship is that the lot existed before the zone was created. This is a pre existing lot and when the lot was created it was set up for office use. If the variance was not granted the only use permitted would be a residential dwelling. This is a residential transition zone. The purpose of the zone is make a transition between the very dense extensive commercials development to the south and the residential development to the north.

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Public: **Sharon Hallack of 44 Cummings Street**

Spoke in favor of the application. She believes this would be a plus to see something on this corner.

MOTION: Mr. Jeffery Franson moved to continue the public hearing to the next scheduled meeting on September 23, 2009.

SECOND: Vice Chairman, Mr. Phil Roger.

VOTE

AYES:

Vice Chairman, Mr. Phil Roger; Chairman, Mr. Enrico Sarandrea;
Mr. Roger Mitchell, Jeffery Franson; Alternate, Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0

Attest:



Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals