

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

**PUBLIC HEARING**

Anthony and Sharon Hallock  
44 Cummings Avenue

**Time:** 7:30 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. Enrico Sarandrea called the meeting to order at 7:30 P.M.

Chairman, Mr. Enrico 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:** Secretary, Ms. Joanna Abraham

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

Chairman, Mr. Enrico Sarandrea read the ground rules into the record.

“ZONING BOARD OF APPEALS GROUND RULES”

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1. The applicant or his representative will make his formal presentation to the board stating his specific hardship and precisely why this merits a variance from the Zoning Regulations of the Town of Watertown.
2. All comments, discussions, and observations shall be made through the Chair after proper recognition by the Chairman. This is necessary to ensure that only one person at a time speaks on any issue, thus making it easier for everyone to understand, and for clearer legal transcription.
3. All persons addressing the Commission shall begin by first clearly stating their name and address for the record. If necessary, the person may be asked to spell his or her name for the record.
4. Following the presentation of the application, the Zoning Board of Appeals will ask specific questions of the applicant.
5. After the Board has asked its questions of the applicant, I shall then allow members of the public who wish to speak either in favor of this application or against it, to address the Board.
6. I shall then allow the applicant to respond to the comments of the members of the general public.
7. I shall then allow any members of the general public who wish to present any additional information or clarifying discussion to do so.
8. I shall then provide an opportunity for the applicant to respond to these additional remarks if he or his representative so wishes.
9. The Zoning Board of Appeals has thirty-five (35) days from the date the Public Hearing commences to complete the Public Hearing. The Board may ask the applicant for a thirty-five (35) day extension of the Public Hearing period if the Board requires any additional information or wishes to schedule a site walk to observe the situation for themselves.
10. The Zoning Board of Appeals has sixty-five (65) days from the date when the Public Hearing is closed to render its decision. The Board may or may not make its decision tonight at its Regular Meeting following the Public Hearing.
11. You may stay for the Regular Meeting if you wish or you may leave at the end of the Public Hearing and contact the Zoning Office the following morning to determine the status of your application.

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**3. Hearing of Cases**

- A. Application #919 of Anthony and Sharon Hallock for a variance of 20 feet to front property line setback to permit the construction of an addition to an existing single-family dwelling at 44 Cummings Avenue, Oakville, CT.**

**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 7:30 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 7:30PM on Wednesday, August 26, 2009 at the Swift Middle School Media Library Room 250 Colonial Street, Oalcville, CT to hear and act upon the following applications:

Application #919 of Anthony and Sharon Hallock for a variance of 20 feet to front yard property line setback to permit the construction of a 30' X 28' addition to an existing single-family dwelling located 15 feet from front yard property line at 44 Cummings Avenue, Oakville, CT in an R-12.5 Residential Zoning District. Section 24.5.4.a of the Watertown Zoning Regulations requires minimum 35 feet front yard setback for a principal building in an R-12.5 Residential Zoning 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 13' day of August 2009

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

JoAnna Abraham, Secretary  
Zoning Board of Appeals

Sharon Hallock was present and explained the variance request to the Board. The addition will give them a family room, bathroom and an additional bed room. We currently have two small bed rooms. She submitted into the record the green cards from the letters sent to their neighbors. She submitted into the record the sign affidavit.

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Mr. Franson expressed concerns with the neighbor who did not receive the certified notices.

Ms. Hallock advised the Board that her neighbor that lives a cross the street never picked up their certified mail and reported to her that they do not get out of work in time for them to pick up the certified mail. She also reported that they did not have any problems with the proposal. The neighbors have not expressed any concerns with them.

Chairman, Mr. Enrico Sarandrea asked what the hardship is.

Ms. Hallock reported that the house is pre existing that is currently does not meet the zoning set back requirements. Building in the back of the house would make the appearance look unsightly. The addition, will almost double the size of our house. The addition will have a front porch. The addition will be attached to the kitchen.

Mr. Rafey advised the Board that the application is for a 20' variance. There will be a 15' setback.

Mr. Franson asked the applicant what prevents the addition from being built behind the house.

Ms. Hallock reported that the mechanical would not permit the addition to be built behind the house. The electrical and water are on this side and it is the most practical location.

Public:           None

**MOTION:** Vice Chairman, Mr. Phil Roger moved to close the public hearing.

**SECOND:** Alternate, Mr. Gary Swingle.

**VOTE**

**AYES:**

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

**NAYS:** None.

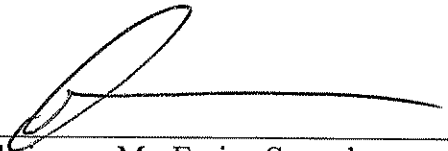
**MOTION UNANIMOUS PASS T 5-0.**

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Attest:

A handwritten signature in black ink, consisting of a large, stylized loop followed by a long horizontal line extending to the right.

Chairman, Mr. Enrico Sarandrea  
Zoning Board of Appeals