

Minutes

**ZONING BOARD OF APPEALS
WATERTOWN, CONNECTICUT**

PUBLIC HEARING

DG&P Realty
Bunker Hill Road and Straits Turnpike

Time: 7:30 P.M.
Date: Wednesday, September 23, 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.

Chairman, Mr. Enrico Sarandrea seated Alternate, Mr. Gary Swingle for absent regular member Secretary, Ms. Joanna Abraham.

2. Roll Call

Mr. Gary Swingle executed the roll call.

Present: Chairman, Mr. Enrico Sarandrea
Mr. Roger Mitchell
Mr. Jeffery Franson
Alternate, Mr. Gary Swingle

Absent: Vice Chairman, Mr. Phil Roger
Secretary, Ms. Joanna Abraham
Alternate, Mr. Jason Alldridge

Also Present: Assistant Zoning Enforcement Officer Mr. Moosa Rafey
Planning and Zoning Secretary, Carol Allen

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.

3. Hearing of Cases

A. Continuation of the Public Hearing from August 26, 2009 – 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.

- Mr. Whitaker Steve Whitaker from Ames & Whitaker was present on behalf of the applicant and explained the application to the Board. He noted that the lot was existing prior to the lot was established. It is the last lot in the over lay zone. The over lay zone is the RT zone that is a residential transition zone that is designed to transition from the retail are to the south and residential area to the north. The intent of this zone is to allow construction of a commercial property. The building will be consistent with residential character. We were the architect for the building at the farthest of the three lots to the north. The owners of that property plan on developing that property. We plan to build a building of the same character and quality that was built on the northern lot. The only variance being asked for this property is the lot size. The lot size does not meat the 1.5 acres zoning minimum requirement.
- Mr. Swingle When you are dealing with coverage, will the building coverage be less?
- Mr. Whitaker The building coverage will be less than 35%.
- Mr. Rafey Advised the Board that he has received all the green cards and the sign affidavit.
- Mr. Franson The drawing shows a driveway connecting the two parking lots, is this conceptual?
- Mr. Whitaker This is conceptual. We do not know if we will go out on Bunker Hill Road or if will modify the existing driveway. We are discussion this with the CT DOT, and there is no resolution yet.
- Mr. Mitchell Is this lot going to be cleared cut. I would leave some of the trees up.
- Mr. Whitaker Most of the trees will have to be taken down because of the nature of the project.
- Mr. Mitchell There is some good size one.

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- Mr. Whitaker We will be surveying this when we can we will try to save some the matured trees. Most of the growth is small secondary growth.
- Mr. Rafey There is some buffer requirements that the Planning and Zoning Commission will want because there is a residential property adjacent to this property.
- Mr. Mitchell If you do cut through to the other property will this mess you up for parking spaces.
- Mr. Whitaker No, this is all being done in cooperation. Nothing will be done with the owner's approval.
- Mr. Franson Has there been any call from the neighbors?
- Mr. Rafey No.
- Public None

MOTION: Mr. Jeffery Franson moved to close the public hearing.

SECOND: Mr. Gary Swingle


VOTE

AYES: Chairman, Mr. Enrico Sarandrea; Mr. Roger Mitchell, Jeffery Franson; Alternate, Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 4-0.

Attest:



Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals