



# Town of Watertown Connecticut

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

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## MINUTES ZONING BOARD OF APPEALS

PUBLIC HEARING  
WEDNESDAY, SEPTEMBER 28, 2011 – 7:30 PM  
WATERTOWN HIGH SCHOOL LECTURE ROOM  
324 FRENCH STREET  
WATERTOWN, CONNECTICUT

### APPLICATION #947 EDWIN COUCH

**PRESENT:** Rick Sarandrea, Chairman  
Phillipe Roger, Secretary  
Roger Mitchell

**ABSENT:** Chris Dupont, Vice Chairman  
JoAnna Abraham

**ALTERNATIVE PRESENT:** Gary Swingle  
Ned Dalton

**ALTERNATIVES ABSENT:** Jason Aldridge

**OTHERS PRESENT:** Moosa Rafey, Assistant Zoning Enforcement Officer

#### 1. Call Meeting to Order

Chairman Sarandrea called the meeting to order at 7:30 PM

#### 2. Roll Call

The roll call was executed

Ned Dalton sat in for Chris Dupont

Gary Swingle sat in for JoAnna Abraham

**Chairman Sarandrea** read the rules for public hearings.

**3. Hearing of Case**

**B. Continuation of the public hearing from August 24, 2011 – 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.**

**The Public Hearing must be closed by September 28, 2011 unless applicant grants an extension of time.**

**Moosa Rafey** Mr. Chairman if you remember at the last meeting they did not have the green cards and they forgot to send the notices and you continued the public hearing for tonight. It now shows that they submitted those green cards to me meaning they sent the notice to the neighbors.

**Robert Rinaldi -Omega Contractors – 1190 Woodtick Road**

We would like to build a deck that is 16 feet, 6 by 9 feet on the front of Mr. Couch's house with a 5 by 6 foot closed in porch that sits on top of it.

**Chairman Sarandrea** and your hardship is?

**Robert Rinaldi** Mr. Couch's house when it was originally built was built on the setback line, so when you walk out of Mr. Couch's house the first step is on the setback.

**Edwin F. Couch - 84 Brierwood Drive**

The hardship is that I am 88 years old and in the winter time stepping out of my front door I step into snow and ice and I have fallen 3 times. I want that enclosed with a small porch on the right hand side of the house in the front.

**Moosa Rafey** there is a sketch in your packets, Mr. Rinaldi mentioned the house is built on the setback line. That means that the house is conforming, it meets all the zoning requirements. If they want to add any size porch or front deck which is going to be within the setback, they need a variance. The size that they are asking for is reasonable it is 25 feet from the front property line and for that zone you need 35 feet, the variance is 10 feet to the front part of that setback.

**Chairman Sarandrea** asked if there were any questions from the board.

No public comments

(Phillipe Roger sec. Roger Mitchell) to close the public hearing.

Motion passes unanimously

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Chairman, Mr. Enrico Sarandrea  
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