



# Town of Watertown Connecticut

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

**Watertown Municipal Center**

61 Echo Lake Road

Watertown, CT 06795

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## MINUTES ZONING BOARD OF APPEALS

REGULAR MEETING  
WEDNESDAY, SEPTEMBER 28, 2011 – 7:45 PM  
WATERTOWN HIGH SCHOOL LECTURE HALL  
324 FRENCH STREET  
WATERTOWN, CONNECTICUT

**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 7:46.

**2. Roll call**

The roll call was executed

**Ned Dalton** sat in for Chris Dupont

**Gary Swingle** sat in for JoAnna Abraham

**3. 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**
- K. Continuation of Public Hearing August 24, 2011 App. #942 Eric Fogg**
- L. Continuation of Public Hearing August 24, 2011 App. #943 Candee  
Hill Junction, LLC**
- M. Public Hearing August 24, 2011 App. #946 Guido Pedros**
- N. Public Hearing August 24, 2011 App. #947 Edwin Couch**
- O. Public Hearing August 24, 2011 App. #948 Truelove and Maclean**
- P. Public Hearing August 24, 2011 App. #949 Lisa Taccardi**
- Q. Public Hearing August 24, 2011 App. #950 Patrick Manning**
- R. Public Hearing August 24, 2011 App. #951 Izet Elmazi**
- S. Regular Meeting August 24, 2011**
- T. Site Walk August 24, 2011**

**Moosa Rafey** you received all the minutes that we have listed on this agenda and you can now approve these if you want.

**Chairman Sarandrea** is there any errors or omissions.

**Gary Swingle** one correction on Letter A – Public Hearing May 25, 2011 #940 Erik Markiewicz on the second page from the bottom the second line:

Mr. Swingle: how is it that they were created **if** they are conforming? Just change n to f.

(Gary Swingle sec. Roger Mitchell) to accept the minutes A through T with the correction.

Motion passed unanimously

**4. Old Business**

- A. 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 September 28, 2011 then a decision is required by December 2, 2011.**

(Roger Mitchell sec. Phillippe Roger) to table for another 35 days

Motion passed unanimously

- 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 September 28, 2011 then a decision is required by December 2, 2011.**

The consensus of the commission was to grant the variance.

**Moosa Rafey** it will be an improvement to the house and also for safety reasons.

(Gary Swingle sec. Roger Mitchell) to approve.

Motion passed unanimously

- C. Application #951 of 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 September 28, 2011 then a decision is required by December 2, 2011.**

(Phillippe Roger sec. Roger Mitchell) to table

Motion passed unanimously

**5. New Business**

- A. Land Use Office New Address**

**Moosa Rafey** we moved to a new building Heminway Park School and our mailing address is 61 Echo Lake Road.

**6. Communications and Bills**

None

**7. Reports from Committees**

None

**8. Adjournment**

(Roger Mitchell sec. Gary Swingle) to adjourn meeting at 7:53.

Motion passed unanimously

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Chairman, Mr. Enrico Sarandrea  
Zoning Board of Appeals