



Town of Watertown Connecticut

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

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MINUTES ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING

Izet Elmazi

1142 Guernseytown Road, Watertown, CT.

Time: 7:30 P.M.
Date: Wednesday, October 26, 2011
Place: Watertown High School Lecture Hall
324 French Street
Watertown, Connecticut

1. Call Meeting to Order

Chairman, Mr. Enrico Sarandrea called the public hearing at 7:35 P.M.

2. Roll Call

Secretary, Mr. Phil Roger executed the roll call

Present: Chairman, Mr. Enrico Sarandrea
Secretary, Mr. Phil Roger
Mr. Jason Alldredge
Vice Chairman Mr. Chris Dupont
Mr. Gary Swingle

Absent: Ms. Joanna Abraham
Mr. Roger Mitchell
Mr. Ned Dalton

Also Present: Land Use Secretary, Mr. Chuck Bezio

Chairman, Mr. Enrico Sarandrea seated Mr. Gary Swingle for Mr. Roger Mitchell.

Chairman, Mr. Enrico Sarandrea seated Mr. Jason Alldredge for Ms. Joanna Abraham.

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

3. Hearing of Cases

B. Continuation of the public hearing from September 28, 2011 – 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.

The Public Hearing must be closed by November 2, 2011.

Chairman, Mr. Enrico Sarandrea called the public hearing to order at 8:29 p.m.

Mr. Elmazi Armon Elmazi the son of the applicant was present and submitted into the record the domestic return receipt cards certifying the abutting property owners had been notified by certified mail of the variance application. The applicant also submitted into the record the notarized affidavit that the land use public hearing sign had been posted in the front of the property 10 days prior to the hearing as required. He explained the application to the Board.

Mr. Sarandrea Read a letter from Glen Charland of 1152 Guernseytown Road, Watertown, CT into the record.

I see this project as a improvement with no negative impact on the use.

Mr. Elmazi The front porch is very small and narrow. It is approximately 4'x4'. It is falling apart. It need to be rebuilt. It is very small so it is hard to maneuver when the door opens. It makes it extremely difficult to use the main entrance of the house. We need to increase the size. We are proposing to be 27'x6'. We are 40' from the property line and the town requires 50'. We need a 10' variance.

Public None

MOTION: Secretary, Mr. Phil Roger moved to close the public hearing.

SECOND: Mr. Gary Swingle.

VOTE

AYES:

Chairman, Mr. Enrico Sarandrea; Secretary, Mr. Phil Roger; Mr. Jason Alldredge; Vice Chairman Mr. Chris Dupont; Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

Attest:

Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals