



# Town of Watertown Connecticut

51 Depot Square Business Center

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

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## MINUTES ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

### PUBLIC HEARING

Board of Education

324 French Street, Watertown, CT

**Time:** 7:30 P.M. (7:31 P.M.)  
**Date:** Wednesday, October 27, 2010  
**Place:** Watertown High School Lecture Hall  
324 French Street  
Watertown, Connecticut

#### 1. Call Meeting to Order

Chairman, Mr. Enrico Sarandrea called the public hearing to order at 7:31 p.m. Chairman, Mr. Enrico Sarandrea seated Mr. Gary Swingle for Ms. Joanna Abraham. Chairman, Mr. Enrico Sarandrea seated Mr. Jason Alldredge for Vice Chairman Mr. Roger Mitchell.

#### 2. Roll Call

Secretary, Mr. Phil Roger executed the roll call.

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

**Absent:** Ms. Joanna Abraham  
Vice Chairman Mr. Roger Mitchell

**Also Present:** Assistant Zoning 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”

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 wishes 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 is 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 Commission 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.

Secretary, Mr. Phil Roger 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, October 27, 2010 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Karen Baldwin c/o Watertown Board of Education for a variance of 28 Sq. Ft additional signage area and a 7 Ft height variance for construction of a 44 Sq Ft free standing sign to be 12 Ft high located at the Watertown High School entrance at 324 French Street, Watertown, CT in an R-IOF and R-12.5 Residential Zoning Districts.

At this hearing interested persons and written communications will be heard. A copy of the applications is on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, CT.

Dated in Watertown, CT this 14th day of October 2010

Dated in Watertown, CT this 21st day of October 2010

Phillipe Roger, Secretary  
Zoning Board of Appeals

**3. Hearing of Cases**

- A. Application #935 of Karen Baldwin c/o Watertown Board of Education for two variances of the Watertown Zoning Regulations concerning freestanding signs for construction of a new sign at the entrance of Watertown High School, 324 French Street, Watertown, CT.**

**The Public Hearing must be closed by December 1, 2010 unless applicant grants an extension of time.**

Chairman, Mr. Enrico Sarandrea read a withdrawal into the record.

Board of Education  
Karen Baldwin  
Superintendent of Schools  
10 DeForest ST.  
Watertown, CT 06795  
Telephone: (860) 945-4800  
FAX: (860) 945-2775

October 22, 2010

Attn: Enrico Sarandrea  
Chairman, Zoning Board of Appeals  
51 Depot Street, Suite 502  
Watertown, CT 06795

Dear Mr. Sarandrea:

The purpose of this letter is to inform you that the Watertown Board of Education withdraws its request to be included on the October 27, 2010 Zoning Board of Appeals agenda. The Board of Education will work with the Planning and Zoning Commission relative to any modification for the proposed Watertown High School sign and will proceed to the Zoning Board of Appeals at a later time.

Please contact me directly if you have any questions regarding this communication.

Sincerely,

Karen M. Baldwin  
Superintendent of Schools

**MOTION:** Secretary, Mr. Phil Roger moved to accept the letter to withdrawal application# 935.

**SECOND:** Mr. Gary Swingle.

**VOTE**

**AYES:**

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

**NAYS:** None.

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

Attest:

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Chairman, Mr. Enrico Sarandrea  
Zoning Board of Appeal