



# Town of Watertown Connecticut

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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

Arnold ORourke

357 Straits Turnpike, 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

**3. Hearing of Cases**

**B. Application #936 of Arnold ORourke for a variance of 12 feet to a side property line setback for construction of a bathroom at 357 Straits Turnpike, Watertown, CT.**

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

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:

Arnold ORourke for a variance of 12 feet to a side property line setback for construction of a 8'X10' bathroom to be located 8 feet from side property line at 357 Straits Turnpike, Watertown, CT in an R-30 Residential Zoning District.

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 21 st day of October 2010

Phillipe Roger, Secretary  
Zoning Board of Appeals

Mr. Zappone

Jim Zappone of Boulder Ridge Construction of 16 Long Horizon, Bethlehem CT was present and explained the application to the Board.

Mr. ORourke

Arnold ORourke was present and also explained the application to the Board.

- Mr. Zappone Submitted into the record the green cards and the signed affidavit. He reviewed the elevation of the proposed project. The applicant is proposing to put a bathroom on the first floor. There is only 600 sq. ft. on the first floor. The applicant has severe arthritis and requires a double knee replacement. After looking at the existing structure there is no way to construct a bathroom on the first floor. Access to the second floor is by a winding narrow staircase. There is no option but to go outside of the existing dwelling. The house has been in the family since 1946. This house has always remained in the family and he would like to stay in the house as long as he can. He will be required to have a bathroom at the first level. He reviewed the A2 survey with the board. The house was built in 1926.
- Mr. Sarandrea Does this property have a well and septic?
- Mr. Zappone I have approvals from the health department
- Mr. Rafey A copy of the Torrington Area health approval should have been submitted. I need a coy for the file. It was not given to me.
- Mr. Sarandrea Moosa have you inspected the site?
- Mr. Rafey Yes I have. If you look at the plot plan when the house was built they put it on one corner of the lot. The lot is only 100' wide. The existing house is non conforming it does not met the setback requirements. It is over the set back line on the left side. This is the only reasonable place to put this bathroom. I went into the house and climbed the stairs and it is really tough to climb.
- Mr. Zappone We even considered putting a chair lift for the applicant and there is no way.
- Mr. Rafey It is extremely narrow. I looked for other places around the house to build the bathroom and this is the only reasonable place to have access from the first floor into this bathroom.
- Mr. Sarandrea Anyone from the Board have questions for the applicant? Is there anyone from the public who wishes to speak for or against this application?

**Public:**

Mr. Gregory Lacey Gregory of 351 Straits Turnpike was present and spoke in favor of the application. We adjourn the property; we see no problems with the variance.

Mr. Rafey Mr. Gregory lives on the left side of the applicant's property. They live on the north side where the bathroom addition will be the closest.

**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; 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 Appeals