



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

Kevin and Mary Palmer

273 Hollow Road

Time: 7:30 P.M.
Date: Wednesday, October 28, 2009
Place: Watertown High School Lecture Hall
324 French Street
Watertown, Connecticut

1. Call Meeting to Order

Vice Chairman, Mr. Phil Roger called the meeting to order at 7:38 P.M.

Vice Chairman, Mr. Phil Roger seated Alternate, Mr. Gary Swingle for absent regular member Secretary, Ms. Joanna Abraham.

Vice Chairman, Mr. Phil Roger seated Alternate, Mr. Jason Alldridge for absent regular member Mr. Roger Mitchell.

2. Roll Call

Mr. Gary Swingle executed the roll call.

Present: Vice Chairman, Mr. Phil Roger
Mr. Jeffery Franson
Alternate, Mr. Gary Swingle
Alternate, Mr. Jason Alldridge

Absent: Chairman, Mr. Enrico Sarandrea
Secretary, Ms. Joanna Abraham
Mr. Roger Mitchell

Also Present: Assistant Zoning Enforcement Officer Mr. Moosa Rafey
Land Use Secretary, Mr. Chuck Bezio

3. Hearing of Cases

Vice Chairman, Mr. Phil Roger read the public hearing ground rules.

“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 wish 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 if 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 Board 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.
- A. Application #923 of Kevin and Mary Palmer for a variance of 17 feet to front property line setback to permit the construction of an attached garage at 273 Hollow Road, Watertown, CT.**

The Public Hearing must be closed by December 2, 2009 unless applicant grants an extension of time.

Mr. Gary Swingle 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 28, 2009 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Application #923 of Kevin and Mary Palmer for a variance of 17 feet to front yard property line setback to permit the construction of an attached garage to be located 33 feet from front property line at 273 Hollow Road, Watertown, CT. Section 22.5.3.a of the Watertown Zoning Regulations requires minimum 50 feet front yard setback for a principal building in an R-70 Residential Zoning District.

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

Dated in Watertown, CT this 15th day of October 2009

Dated in Watertown, CT this 22 day of October 2009

JoAnna Abraham, Secretary
Zoning Board of Appeals

Ms. Palmer Kevin and Mary Palmer were present and reviewed the variance request and the plans with the board. She noted that there is no other place to put the garage without being in the leach fields or on top of the hill above the house. She submitted photos of the proposed location and reviewed them with the Board. The house is pre existing non conforming because we are close to the street.

Mr. Franson Noted that he had driven by the property this past weekend.

Mr. Rafey Explained that the variance is for the front yard. There is no need for a variance for the side yard property line.

Mr. Roger Has this road been improved at all?

Mr. Rafey No.

Mr. Franson There was a little road work done on the road but not to that much and not as far as their house. This is still dirt.

Ms. Palmer It has not been graded recently. Not even this past summer.

Mr. Franson The topography of the property is straight up behind the house. There is no other location.

Mr. Rafey I inspected the property today and there is no other location to put the garage on the property. I have been on the property a few times. There is no way to put a driveway on the otherside of the parcel. Torrington Area Health has already approved the project.

Ms. Palmer She submitted the green cards and the affidavit into the record.

Public: None.

MOTION: Mr. Jeffery Franson moved to close the public hearing.

SECOND: Alternate, Mr. Gary Swingle.

VOTE

AYES:

Vice Chairman, Mr. Phil Roger; Mr. Jeffery Franson;
Alternate, Mr. Gary Swingle, Mr. Jason Alldridge.

NAYS: None.

MOTION UNANIMOUS PASS T 4-0.

Attest:

Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals