



Town of Watertown Connecticut

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MINUTES ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

REGULAR MEETING

Time: 7:45 P.M. at (8:05 P.M.)

Date: Wednesday, November 17, 2010

Place: Watertown High School Lecture Hall
324 French Street
Watertown, Connecticut

1. Call meeting to order

Chairman Rich Sarandrea called the meeting to order at 8:05 P.M.

2. Roll call

Members Present: Rick Sarandrea, Roger Mitchell, Phil Roger, Jason Aldridge, and Ned Dalton

Members Absent: Joanne Abraham, Gary Swingle, and Chris Dupont

Others Present: Carol Allen, Administrative Assistant
Ruth Mulcahy, Administrator of Land Use

Chairman Rich Sarandrea seated Ned Dalton for Joanne Abraham. Chairman Rich Sarandrea seated Jason Aldridge for Chris Dupont.

3. Action on minutes

- A. **Public Hearing October 27, 2010 App. #935 Board of Education**
- B. **Public Hearing October 27, 2010 App. #936 Arnold O'Rourke**
- C. **Public Hearing October 27, 2010 App. #937 DG&P Realty**
- D. **Regular Meeting October 27, 2010**

Phil Roger moved to table the minutes to the next regularly scheduled meeting. Roger Mitchell seconded the motion. The motion was approved unanimously.

4. Old Business

A. **Application #937 of DG & P Realty for a variance of 5% impervious surface coverage for construction of an office building at 5 Bunker Hill Road, Watertown, CT.**

Phil Roger moved to approve application #937. Roger Mitchell seconded the motion.

Discussion:

Mr. Roger

I have a problem with the way we have been approached by the Zoning Official. We have granted variances in the past for impervious surface in a residential zone in the past and no one has shown up and now we are about to grant one for transitional area where we already have given a variance for the this site on lot size. The Zoning Official wants us to deny the variance, I have a problem with. Their concerns in this area should not be for one application. If the Planning and Zoning Commission has a problem with impervious surface action it should not be leveled on one particular building. It should be leveled a crossed everything.

Chairman Sarandrea

I'm in an agreement with you. We do our job and we do the best we can. I do care about us not looking at the character of the neighborhoods. We have gone through this before. We have been sued by the Planning and Zoning Commission and have won. We went out and looked at this site. We are talking about only 5% variance. The building will only have 1,000 sq. ft. of office space only. This is the first time we have had officials come in and dictate in what direction we should go. I am not to happy about it myself.

Mr. Roger

The impervious surface area that they are requesting how many sq. ft. does this add up to?

Chairman Sarandrea

1,500 sq. ft.

Mr. Mitchell

30,000 sq. ft. lot so it equals 1,500 sq. ft. That is the 5%.

Mr. Dalton

The lot is under sized, they are over by just a little. If the lot was just a little bigger they would not need anything.

Chairman Sarandrea

We received the letter for the Town Engineer that we requested and he does not have a problem with it. We have a motion and second do we want to vote?

- Mr. Aldridge Is the porch added as part of the impervious area?
- Mr. Roger Yes.
- Chairman Sarandrea Yes, sidewalks, and overhangs.
- Mr. Aldridge There is a lot of decoration to make it look nice.
- Chairman Sarandrea That is the thing, we looked at the building, we went out and looked at it at the site. This building will complement the building next door.
- Mr. Mitchell Were they going to change the driveway?
- Chairman Sarandrea Yes, they were going to combine the two properties and share the driveway. Know they are going out onto Bunker Hill.
- Mr. Roger They were going to combine all three properties. There is a house next door to this and that fell through. It was a good idea.
- Chairman Sarandrea I have a motion and a second, what are we going to do?
- Mr. Roger If there is no more discussion then let's take it to a vote.
- Mr. Aldridge We have had another applicant that used pavers that by pass.
- Chairman Sarandrea We have granted this variance a few times. More than a few times.
- Mr. Aldridge As long as the engineering system is going to stop the run off.
- Chairman Sarandrea When they go to planning and zoning they will figure out what they are going to do there. They will tell them, what they need to do. We asked for drainage. Maybe we should not have asked?
- Mr. Roger We have to base our opinion on a variance for impervious surface based on an experts opinion.
- Chairman Sarandrea We have it. We have an expert opinion and there is no problems.

The motion was approved unanimously.

5. New Business

A. Zoning Board of Appeals Meeting Dates for Year 2011

Jason Aldridge moved to approve the meeting dates for year 2011. Phil Roger seconded the motion. The motion was approved unanimously.

6. Communications and Bills

A. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Fall 2010 Volume XIV, Issue 4

B. Zoning Board of Appeals Letter to the Town Council regarding JoAnna Abraham attendance at the Board meetings

Chairman Sarandrea The Town Council has not taken any action on putting Gary Swingle as a regular member.

Phil Roger moved to accept and file the Communication and Bills. Roger Mitchell seconded the motion. The motion was approved unanimously.

7. Reports from Committees

None

Public:

Mr. Polletta Mr. Joe Polletta was present and asked the Board if they would consider holding a special meeting for his variance because the Board does not meet in December.

Mr. Roger You need to get in touch with the Planning and Zoning office and once the application is received we could schedule a special meeting.

Chairman Sarandrea The Commission has agreed that a special meeting could be held in December if there is a quorum of the Board.

8. Adjournment

Roger Mitchell moved to adjourn the meeting at 8:25 P.M. Phil Roger seconded the motion. The motion was approved unanimously.

Attest:

Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals