



Town of Watertown Connecticut

51 Depot Square Business Center

Suite 502, Watertown Connecticut 06795-2200

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

Telephone: (860) 945-5266

Fax: (860) 945-2704

Website: www.watertownct.org

MINUTES ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING

William Schafer

225 Hamilton Avenue, Watertown, CT

Time: 7:00 P.M. (7:33 P.M.)

Date: Wednesday, November 18, 2009

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

1. Call Meeting to Order

Chairman, Rick Sarandrea called the public hearing to order at 7:33 P.M. Chairman, Rick Sarandrea advised the Board that Gary Swingle had called and will miss the meeting because he is ill. Chairman, Rick Sarandrea seated Roger Mitchell as Secretary for the public hearing. Chairman, Rick Sarandrea seated Jason Aldridge for absent member Joanna Abraham.

2. Roll Call

Mr. Roger Mitchell executed the roll call

Present: Chairman, Mr. Rick Sarandrea, Vice Chairman, Mr. Phil Roger, Mr. Roger Mitchell, Mr. Jeff Franson, and Mr. Jason Aldridge

Absent: Joanna Abraham, Gary Swingle

Others Present: Moosa Rafey, Wetland Enforcement Officer
Carol Allen, Planning and Zoning Administrative Assistant

3. Hearing of Cases

Chairman, Mr. Rick 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 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. **Continuation of the public hearing from October 28, 2009 for application #924 of William Schafer for a variance of 7 feet to side property line setback to permit the construction of a garage addition at 225 Hamilton Avenue, Watertown, CT.**

Mr. Shafer

William Schafer was present and explained application to the Commission. The application is to add the a third bay to my garage. I need to utilize my turn around. There are safety issues because Hamilton Avenue is very busy and I have no place to turn around I must back into the street. During school hours the cars are parked on both sides of the road. During baseball season the traffic is even worse. There is children running around and it become impossible to see in order to exit my driveway while back out on to that road. I need to be able to use the turn around. I am asking for a 7' variance. This will be pool barn. There will be no excavation. It will be set on piers. I am not disturbing the land I am going to dig it all by hand. The roof lines will run from front to back. I have a catch basin in the front of my existing garage and it take the water from the gutters and run it out to the back.

Mr. Franson

I was unable to make the site walk but I did go out on my own this past Sunday. I am familiar with the project. I did pull into your driveway and had difficulty pulling out of your driveway.

Mr. Shafer

It has to be legal for them to park across the street because there is no signs posted. Sometimes they park on my front lawn.

Public:

Mr. Rayo

John Rayo of 239 Hamilton Avenue was present and spoke against the project.

There should be no damage to their tree. I am not changing the sloping of the property so there will be no water issues. I have no other options.

Mr. Mitchell

Is the garage an absolute necessity? Can you enlarge the turnaround?

Mr. Schafer

it would create a too sharp of a turn to get out of the driveway. Putting the turnaround closer to the garage is not feasible. There will be a gravel floor for the addition.

Mr. Franson

The turnaround is closer to the property line than the garage will be.

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

SECOND: Mr. Phil Roger.

VOTE

AYES: Chairman, Mr. Rick Sarandrea, Vice Chairman, Mr. Phil Roger, Mr. Roger Mitchell, Mr. Jeff Franson, and Mr. Jason Aldridge

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

Attest:

Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals