

# MINUTES

## WATERTOWN ZONING BOARD OF APPEALS PUBLIC HEARING

WEDNESDAY, JANUARY 23, 2008 - 7:30 P.M.  
WATERTOWN HIGH SCHOOL LIBRARY

### APPLICATION #876 – GT HOLDINGS, LLC

**PRESENT:** Mr. Enrico Sarandrea, Chairman  
Mr. John Griffith, Vice Chairman  
Mr. Bruno DiSisto, Secretary  
Mr. Phil Roger  
Mr. Roger Mitchell – In at 7:40PM

**ABSENT:** None

**ALTERNATES PRESENT:** Mr. Gary Swingle

**ALTERNATES ABSENT:** Ms. Cynthia Tun

**OTHERS PRESENT:** Moosa Rafey, Assistant Zoning Enforcement Officer

#### 1. Call Meeting to Order

Mr. Sarandrea, Chairman, Called the Public Hearing to Order at about 7:35 p.m.

#### 2. Roll Call

Mr. DiSisto, Secretary, executed the Roll Call.

Mr. Sarandrea read the ground rules as follows:

#### “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.

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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.

**3. Hearing of Cases**

- A. Application #876 of GT Holdings, LLC for 5 variances of the Watertown Zoning Regulations concerning signs to permit the installation of 6 wall signs at 1300 Main Street, Watertown, CT in a B-G General Business Zoning District.

The public hearing must be closed by February 27, 2008 unless applicant grants a time extension.

Mr. DiSisto read the Legal Notice as follows:

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**“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, January 23, 2008 at the Watertown High

School Library 324 French Street, Watertown, CT to hear and act upon the following application:

Application #876 of GT Holdings, LLC 1300 Main Street, Watertown, CT request for the following 5 variances to permit the installation of 3 wall signs for Carvel and 3 wall signs for a future restaurant at 1300 Main Street, Watertown CT:

1. A variance of approximately 19 Sq. Ft additional signage to replace an existing non-conforming sign with three 21.5 Sq. Ft wall signs to be installed on three sides of an existing building for Carvel.
2. A variance of Section 62.10.5 of the Watertown Zoning Regulations concerning replacement of existing non-conforming signs.
3. A variance of Section 62.7.6.c(3) of the Watertown Zoning Regulations concerning wall signs on more than one side of a building for Carvel.
4. A variance of approximately 68 Sq. Ft additional signage to permit the installation of three 36 Sq. Ft wall signs to be installed on three sides of the building for a future restaurant.
5. A variance of Section 62.7.6.c(3) of the Watertown Zoning Regulations concerning wall signs to be installed on three sides of the building for future restaurant.

Section 62.7.6.c(3) of the Watertown Zoning Regulations permits one wall sign up to 45.5 Sq. Ft to be installed on one wall of the building for Carvel and one wall sign up to 40 Sq. Ft to be installed on one wall of the building for the future restaurant in a B-G General Business 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 10<sup>th</sup> day of January 2008.

Dated in Watertown, CT this 17<sup>th</sup> day of January 2008

Bruno DiSisto, Secretary  
Zoning Board of Appeals”

Discussion:

**Mr. Sarandrea:** State your name and address for the record.

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**George Tsioulikis, 400 Kimberly Lane, Watertown CT**

**Mr. Tsioulikis:** With the addition being added to Carvel we're changing the old look and it'll be a brand new colonial building. We have to replace existing awning that is there now. We want to replace the old awning with new modern signs that Carvel specifies. My only concern is because this property is unique that it's on 3 street fronts. It's hard with traffic coming down Candee Hill and Straits Turnpike to know what the building is because it's going to look like a house when it's done. So that's why I am proposing to put a sign on each side one in the front for the traffic coming down Main Street, one on the side for Straits Turnpike and one on the other side for Main Street north. It would have been a lot easier to put a freestanding sign with two faces but there really isn't any room because the building is right up against the property. That's really my hardship.

**Mr. Sarandrea:** To tell you the truth a pole sign there in that area you would never see. You're probably better off with signs on the building rather than a pole sign. How big is that G sign? Is the "G" going to be channel and "Burgers" going to be a box?

**Mr. Tsioulikis:** They are all going to be channel. The "G's Burgers" will all be one size with a little picture of a burger.

**Mr. DiSisto:** Why do you need such a big size?

**Mr. Tsioulikis:** Well this is a standard Carvel size.

**Mr. DiSisto:** Well you have 60 by 96 here. That's kind of big.

**Mr. Sarandrea:** Yea that isn't that big right there George. The width is the width of that C right?

**Mr. Tsioulikis:** They're double stacked because the ice cream is underneath here. So it would be Carvel on top and then ice cream underneath so they're kind of double stacked.

**Mr. Sarandrea:** Ok I understand. Couldn't you make the Carvel that size and then make the ice cream a smaller channel letter?

**Mr. Tsioulikis:** I already have the signs and they are standard with what Carvel requires. I was hoping to use them since I do already have them.

**Mr. Rafey:** Mr. Chairman I treat this application for two separate businesses. One is for the Carvel and one is for the restaurant because there is no guarantee that George will stay in that restaurant forever if the business is not good in one or two years he may give it to someone else. In that time I don't want those people to come back again here. He is asking for 3 signs per business. They are reasonable sizes and with the traffic and speed on that part of the road you need a sign that is visible to see what is there. For Carvel

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signage he is asking for 19 Sq. Ft additional signage. For the new restaurant he is asking for 68 Sq. Ft.

**Dr. Griffith:** They're all going to be internally lit right?

**Mr. Tsioflikis:** Yes.

**Mr. Sarandrea:** Anyone have any questions? Is there anyone from the public who wishes to speak for or against this application? Hearing none, thank you George. Do I have a motion?

**Dr. Griffith:** I move to close.

**Mr. Roger:** Second.

**Mr. Swingle:** I move to close.

**Mr. Sarandrea:** All in favor?

**Everyone:** Aye.

NO FURTHER DISCUSSION – MOTION PASSED UNANIMOUSLY

MOTION: (Dr. Griffith, sec. Mr. Roger) to close application #876 of GT Holdings, LLC for 5 variances of the Watertown Zoning Regulations concerning signs to permit the installation of 6 wall signs at 1300 Main Street, Watertown, CT in a B-G General Business Zoning District.

MOTION PASSED UNANIMOUSLY

Public Hearing Closed at about 7:50 PM(no time given).

Respectfully submitted,

Enrico Sarandrea, Chairman  
Zoning Board of Appeals

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Jennifer Guerrero, Minutes Secretary