

MINUTES

WATERTOWN ZONING BOARD OF APPEALS PUBLIC HEARING

WEDNESDAY, MARCH 26, 2008 - 7:30 P.M.
WATERTOWN HIGH SCHOOL TECHNOLOGY CENTER

APPLICATION #885 – LYNNFIELD ACRES, LLC

PRESENT: Mr. Phil Roger, Chairman
Mr. Enrico Sarandrea, Vice Chairman
Dr. John Griffith
Mr. Roger Mitchell

ABSENT: Ms. JoAnna Abraham, Secretary

ALTERNATES PRESENT: Mr. Gary Swingle (In for Joanna Abraham)

ALTERNATES ABSENT: Mr. Jason Aldridge
Mr. Jeff Franson

OTHERS PRESENT: Moosa Rafey, Assistant Zoning Enforcement Officer

1. Call Meeting to Order

Mr. Roger, Chairman, Called the Public Hearing to Order at about 7:30 PM (8:43 PM)

2. Roll Call

Mr. Swingle executed the Roll Call.

3. Hearing of Cases

D. Application #885 of Lynnfield Acres, LLC for a variance of 50 foot to front property line setback to permit the construction of a new single-family dwelling on Lot 6 Bellemeadow Drive, Watertown CT.

The public hearing must be closed by April 30, 2008 unless applicant grants an extension of time.

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Mr. Swingle read the Legal Notice as follows:

“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, March 26, 2008 at the Watertown High School Technology Center, 324 French Street, Watertown, CT to hear and act upon the following applications:

Application #885 of Lynnfield Acres, LLC for a variance of 50 feet to front yard property line setback to permit the construction of a new single family dwelling to be located 25 feet from a front property line on Lot 6 Bellow Meadow Drive, Watertown, CT. Section 7.14.a (2) of the Watertown Zoning Regulations requires minimum 75 foot front yard setback for buildings on interior lots 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 13th day of March 2008

Dated in Watertown, CT this 20th day of March 2008

JoAnna Abraham, Secretary
Zoning Board of Appeals”

Mark Tedesco, 145 Hard Rock Road, Watertown CT

Mr. Tedesco is the owner of Lynnfield Acres. The variance requested would have no adverse effects to its neighbors. The hardship is that it is an interior lot with a 30 foot wide driveway coming in. The driveway is 300 feet long. That is considered to be the frontage. He stated that 700 feet of the side yard is also considered frontage. He requested a site walk. There is no back yard and has a 1 to 1 slope. The house can't be pushed back anymore. He wants to bring the house 25 feet from the property line. Mr. Rafey suggested Mr. Tedesco mark the location of the house and the proposed location. That was they can see what the problem is with the existing location. The commission would like to have a site walk and see the location.

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Motion was made by Mr. Sarandrea to schedule a site walk for April 23, 2008 at 7:00 PM and continue the public hearing for application #885 and seconded by Mr. Mitchell.

Discussion: None Vote: 5 in favor Abstained: 0 Opposed: 0

MOTION PASSED UNANIMOUSLY

Attest:

Phil Roger, Chairman
Zoning Board of Appeals

Approved: _____
Jennifer Guerrero, Minutes Secretary