

MINUTES

WATERTOWN ZONING BOARD OF APPEALS REGULAR MEETING

**WEDNESDAY, FEBRUARY 27, 2008 - 7:45 P.M.
WATERTOWN HIGH SCHOOL TECHNOLOGY CENTER**

PRESENT: Mr. Phil Roger, Chairman
Mr. Enrico Sarandrea, Vice Chairman
Ms. JoAnna Abraham, Secretary
Mr. John Griffith

ABSENT: Mr. Roger Mitchell

ALTERNATES PRESENT: Mr. Jeff Franson
Mr. Gary Swingle (In for Roger Mitchell)

ALTERNATES ABSENT: Mr. Jason Aldridge

OTHERS PRESENT: Moosa Rafey, Assistant Zoning Enforcement Officer

1. Call Meeting to Order

Mr. Sarandrea, Chairman, Called the Meeting to Order at 7:45 PM (8:27 PM)

2. Roll Call

Mr. Mitchell, Interim Secretary, executed the Roll Call.

3. Election of Officers

Motion was made by Mr. Roger to elect Joanna Abraham as Secretary of the Zoning Board of Appeals and seconded by Dr. Griffith.

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

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

Motion was made by Mr. Roger to elect Rick Sarandrea as Vice Chairman of the Zoning Board of Appeals and seconded by Dr. Griffith.

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

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

Motion was made by Mr. Sarandrea to elect Phil Roger as Chairman of the Zoning Board of Appeals and seconded by Dr. Griffith.

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

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

4. Action on Minutes

- A. Public Hearing January 23, 2008 App. #876 GT Holdings, LLC
- B. Regular Meeting January 23, 2008
- C. Public Hearing February 13, 2008 App. #877 Board of Ed. Polk School
- D. Public Hearing February 13, 2008 App. #878 Board of Ed. Judson School
- E. Public Hearing February 13, 2008 App. #879 Board of Ed. High School
- F. Special Meeting February 13, 2008

Motion was made by Mr. Sarandrea to approve items 4A and 4B and table 4C through 4F and seconded by Dr. Griffith.

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

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

5. Old Business

None

6. New Business

- A. Application #880 of Michael Perugini for 3 variances of the Watertown Fire District Zoning Regulations concerning an existing building at 40 Depot Street, Watertown, CT in a B-CF Central Business Zoning District.

If the public hearing is closed on February 27, 2008 then a decision is required by May 2, 2008.

Motion was made by Dr. Griffith to approve the 2 parking spaces and .1 foot front setback variance but denied variance or lighting for application #880 and seconded by Mr. Sarandrea.

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Discussion: Yes Vote: 5 in favor Abstained: 0 Opposed: 0

Mr. Roger explained that it was discussed with Mr. Perugini that the lights are to be changed.

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

- B. Application #881 of Nick Perugini for 2 variances of the Watertown Zoning Regulations concerning R-T Residential Transition Zone to permit the construction of a new commercial building at 505 Straits Turnpike, Watertown, CT.

If the public hearing is closed on February 27, 2008 then a decision is required by May 2, 2008.

Motion was made by Mr. Sarandrea to table application #881 and seconded by Dr. Griffith.

Discussion: No Vote: 5 in favor Abstained: 0 Opposed: 0

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

- C. Application #882 of the Taft School requesting for a height variance of 15 feet to permit renovation and expansion of an existing building at 110 Woodbury Road, Watertown, CT in an R-20F Residential Zoning District.

If the public hearing is closed on February 27, 2008 then a decision is required by May 2, 2008.

Motion was made by Mr. Sarandrea to approve application #882 subject to conditions of review and approval by the fire marshal and seconded by Ms. Abraham.

Discussion: No Vote: 5 in favor Abstained: 0 Opposed: 0

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

- D. Review of the Zoning Board of Appeals By-Laws

Motion was made by Mr. Sarandrea to approve the Zoning Board of Appeals By-Laws as stands and seconded by Dr. Griffith.

Discussion: No Vote: 5 in favor Abstained: 0 Opposed: 0

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MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

E. Review of the Zoning Board of Appeals Budget 2008-2009

Motion was made by Mr. Sarandrea to approve the Zoning Board of Appeals Budget 2008 – 2009 as presented with coffee and cookies and seconded by Dr. Griffith.

Discussion: No Vote: 5 in favor Abstained: 0 Opposed: 0

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

7. Communications and Bills

- A. Connecticut Federation of Planning and Zoning Agencies Quarterly News Letter Winter 2008 Volume XII, Issue 1
- B. Connecticut Federation of Planning and Zoning Agencies 60th Annual Conference
- C. Connecticut Federation of Planning and Zoning Agencies Length of Service Awards/ Lifetime Achievement Awards
- D. State of Connecticut Siting Council Notice of Public Hearing concerning construction of a telecommunication facility on Old Baird Road, Watertown
- E. Town of Watertown Elected and Appointed Officials Code of Ethics Ordinance No. 11-03-07-281
- F. Conflict of Interest and Predisposition in Connecticut Zoning Law Prepared by Austin Wolf, Esq. and Cohen and Wolf, P.C.

Motion was made by Mr. Sarandrea to accept for filing item 7A through 7F and seconded by Ms. Abraham.

Discussion: Yes Vote: 5 in favor Abstained: 0 Opposed: 0

Dr Griffith, Mr. Sarandrea, and Mr. Roger showed interest in attending the Connecticut Federation of Planning and Zoning Agencies 60th Annual Conference. Mr. Franson would let the office known at a later time. Mr. Rafey informed the commission that there was a public hearing on February 26, 2008 for the State of Connecticut Siting Council Notice of Public Hearing concerning construction of a telecommunication facility on Old Baird Road, Watertown on the town property.

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

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8. Reports from Committees

None

9. Adjournment

Motion was made by Mr. Sarandrea to adjourn the regular meeting at 8:40 PM and seconded by Dr. Griffith

Discussion: Yes Vote: 5 in favor Abstained: 0 Opposed: 0

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

Attest:

Phil Roger, Chairman
Watertown Zoning Board of Appeals

Jennifer Guerrero, Minutes Secretary