

MINUTES

WATERTOWN ZONING BOARD OF APPEALS SPECIAL MEETING

WEDNESDAY, FEBRUARY 13, 2008 - 7:30 P.M.
WATERTOWN HIGH SCHOOL TECHNOLOGY CENTER

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

ABSENT: Ms. JoAnna Abraham

ALTERNATES PRESENT: None

ALTERNATES ABSENT: Mr. Gary Swingle
Mr. Jason Aldridge
Mr. Jeff Franson

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 (10:55 PM)

2. Roll Call

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

3. New Business

A. Application #877 of the Town of Watertown Board of Education requesting for five variances of Watertown zoning regulations concerning access driveway and parking to permit the construction of additions and renovations to Polk Elementary School located at 435 Buckingham Street, Oakville, CT.

If the public hearing is closed on February 13, 2008 then a decision is required by April 18, 2008.

Motion was made by Mr. Roger to approve application #877 and seconded by Dr. Griffith.

Discussion: None Vote: 4 in favor Abstained: 0 Opposed: 0

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

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- B. Application #878 of the Town of Watertown Board of Education requesting for 7 variances of the Watertown Zoning Regulations concerning access driveway and parking to permit the construction of additions and renovations to Judson Elementary School located at 124 Hamilton Lane, Watertown CT.

If the public hearing is closed on February 13, 2008 then a decision is required by April 18, 2008.

Motion was made by Mr. Roger to approve application #878 and seconded by Dr. Griffith.

Discussion:

Mr. Roger: I make a motion to approve based on the planting site plan L5-01 to make sure the plantings indeed exist when final renovations are completed. The date of the drawing is 2-13-2008.

Mr. Sarandrea: All the plans didn't have that on there and that's what I was concerned about. I want the headlights in that parking area in the front there because the houses are directly across the street from that. If there are cars there at night they will shine so this plan is perfect.

Mr. Roger: I made the motion.

Mr. Rafey: Approve it subject to the condition of following the planting plan presented with the set of the site plan.

Dr. Griffith: Second.

Motion was made by Mr. Roger to approve subject to the following conditions 1) follow the planting site plan L5-01 to make sure the plantings indeed exist when final renovations are completed dated 2-13-2008 for application #878 and seconded by Dr. Griffith.

Discussion: None Vote: 4 in favor Abstained: 0 Opposed: 0

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

- C. Application #879 of the Town of Watertown Board of Education requesting for six variances of the Watertown Zoning Regulations concerning access driveway and parking to permit the construction of additions and renovations to Watertown High School located at 324 French Street, Watertown CT.

If the public hearing is closed on February 13, 2008 then a decision is required by April 18, 2008.

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Motion was made by Mr. Roger to approve application #879 and seconded by Dr. Griffith.

Discussion:

Mr. Sarandrea: I'm in agreement with that 6 foot fence in the back there. That fence that is going to be in that driveway has to be taller than 3 or 4 feet. I suggest instead of a wooden fence because it's maintenance a screen fence. It has green or brown screening on a regular fence. You don't even notice the fence. You can even put vegetation along side of it but a wood fence I'm not sure as to who would maintain it. The kids will be knocking the pickets out. It should be 6 feet but I'm not sure how they regulate it.

Mr. Rafey: Up to 6 feet they don't need a zoning permit.

Mr. Sarandrea: So it can be up to 6 feet but the gate definitely has to be 6 feet. This will be along the Pleasantview Street.

Mr. Rafey: Mr. Chairman you are approving all the requested variances with a condition that they provide a fence and just mention which location.

Mr. Sarandrea: Ok so it's the area of Pleasantview Avenue that we want a fence up to 6 feet and the gate has to be 6 feet.

Mr. Mitchell: The 6 foot fence should also go across Tower road so they can't jump it either. That will eliminate the parking on the hill. They can only come through when the gate is open and they can go in and park in the parking lot. That gate gets closed after that no one will go back out on a break and jump a 6 foot fence.

Mr. Roger: There is going to be a 6 foot fence along the Tower Road and Pleasantview and the only opening is going to be for the exit to Tower Road where they will still be able to access the school even though the gate is closed. The 6 foot fence is mostly for privacy for the abutting neighbors.

Mr. Roger: I make the motion that we approve application #879 with the conditions of a 6 foot fence along Tower Road and Pleasantview Avenue.

Motion was made by Mr. Roger to approve subject to the following conditions 1) the installation of a 6 Ft high fence to be installed along Tower Road and Pleasantview Avenue side of the property and 2) a 6 Ft. high gate installed on Tower Road for application #879 and seconded by Dr. Griffith.

Discussion: None Vote: 4 in favor Abstained: 0 Opposed: 0

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

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4. Adjournment

Motion was made by Mr. Roger to adjourn the special meeting at 11:15 PM and seconded by Dr. Griffith.

Discussion: None Vote: 4 in favor Abstained: 0 Opposed: 0

MOTION PASSED UNANIMOUSLY – NO FURTHER DISCUSSION

Attest:

Enrico Sarandrea, Chairman
Watertown Zoning Board of Appeals

Jennifer Guerrero, Minutes Secretary