



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

ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING AGENDA

Time: 7:30PM

Date: Wednesday, September 22, 2004

Place: Watertown High School Library
324 French Street
Watertown, Connecticut

1. Call meeting to order
2. Roll call
3. Hearing of Cases
 - a. Application #784 of Fred Valenti for a variance of 8.5 Sq. Ft additional wall sign at 600 Straits Turnpike, Watertown, CT in a B-SC Shopping Center Business Zoning District.

Recess or adjourn public hearing must be closed by November 6, 2004 unless applicant grants a time extension.

- b. Application #785 of Robert Aubin for a variance of 10Ft to a front yard property line setback to permit the construction of an aboveground pool and a shed at 408 Falls Avenue, Oakville, CT in an R-12.5 Residential Zoning District.

Recess or adjourn public hearing must be closed by November 6, 2004 unless applicant grants a time extension.

WATERTOWN, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2004 SEP 17 PM 2:47
Virginia M. Stewart
TOWN CLERK



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ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

REGULAR MEETING AGENDA

Time: 7:45PM

Date: September 22, 2004

Place: Watertown High School Library
324 French Street
Watertown, Connecticut

1. Call meeting to order
2. Roll call
3. Action on minutes
 - a. Public Hearing August 25, 2004 Motor Vehicle App. #48 Mathew Nalband
 - b. Public Hearing August 25, 2004 App. #783 James Hernovich
 - c. Regular Meeting August 25, 2004
4. Old Business
 - a. Application #784 of Fred Valenti for a variance of 8.5 Sq. Ft additional wall sign at 600 Straits Turnpike, Watertown, CT in a B-SC Shopping Center Business Zoning District.

If public hearing is closed on September 22, 2004 then a decision is required by November 25, 2004.
5. New Business
 - a. Application #785 of Robert Aubin for a variance of 10Ft to a front yard property line setback to permit the construction of an aboveground pool and a shed at 408 Falls Avenue, Oakville, CT in an R-12.5 Residential Zoning District.

If public hearing is closed on August 25, 2004 then a decision is required by October 28, 2004.

Virginia M. Stewart
TOWN CLERK

2004 SEP 17 PM 2:47

WATERTOWN, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD

Meeting Minutes
Zoning Board of Appeals

Regular Meeting _____ Special Meeting _____ Public Hearing X _____

Date: September 22, 2004
Time: 7:30PM
Place: Watertown High School Library
324 French Street, Watertown, Ct.

Staff Liaison: Moosa Rafey
Others Present:

(Members With a check (X) Before Their Name Indicates Their Presence At Meeting)

Zoning Board of Appeals

X Rick Sarandrea, Chairman (R) X Phil Roger, Secretary (R)
X Mary Bisson (R) (present at 7:45PM)
X Roger Mitchell (R) X Scott Stewart (A)
____ Dr. John Griffith (A) ____ Nick Reynolds (Deceased)
____ Vacancy (R) ____ Vacancy (A)

Meeting Minutes
Zoning Board of Appeals

Regular Meeting X _____ Special Meeting _____ Public Hearing _____

Date: September 22, 2004
Time: 7:45PM
Place: Watertown High School Library
324 French Street, Watertown, Ct.

Staff Liaison: Moosa Rafey
Others Present:

(Members With a check (X) Before Their Name Indicates Their Presence At Meeting)

Zoning Board of Appeals

X Rick Sarandrea, Chairman (R) X Phil Roger, Secretary (R)
X Mary Bisson (R) ____ Nick Reynolds (Deceased)
X Roger Mitchell (R) X Scott Stewart (A)
____ Dr. John Griffith (A) Nick Reynolds

MEETING MINUTES
ZONING BOARD OF APPEALS
WATERTOWN, CONNECTICUT

PUBLIC HEARING AGENDA

Time: 7:30PM

Date: Wednesday, September 22, 2004

Place: Watertown High School Library
324 French Street
Watertown, Connecticut

1. Call meeting to order
2. Roll call
3. Hearing of Cases
 - a. Application #784 of Fred Valenti for a variance of 8.5 Sq. Ft additional wall sign at 600 Straits Turnpike, Watertown, CT in a B-SC Shopping Center Business Zoning District.

Text of Motion: Close Public Hearing

Motion Presented By: P. Roger

Seconded By: R. Mitchell

Aye: R. Mitchell, P. Roger, S. Stewart, R. Sarandrea

Nay: 0

- b. Application #785 of Robert Aubin for a variance of 10Ft to a front yard property line setback to permit the construction of an aboveground pool and a shed at 408 Falls Avenue, Oakville, CT in an R-12.5 Residential Zoning District.

Text of Motion: Close Public Hearing

Motion Presented By: P. Roger

Seconded By: M. Bisson

Aye: R. Mitchell, P. Roger, S. Stewart, R. Sarandrea, M. Bisson

Nay: 0

MEETING MINUTES
ZONING BOARD OF APPEALS
WATERTOWN, CONNECTICUT

REGULAR MEETING AGENDA

Time: 7:45PM

Date: September 22, 2004

Place: Watertown High School Library
324 French Street
Watertown, Connecticut

1. Call meeting to order
2. Roll call
3. Action on minutes
 - a. Public Hearing August 25, 2004 Motor Vehicle App. #48 Mathew Nalband
 - b. Public Hearing August 25, 2004 App. #783 James Hernovich
 - c. Regular Meeting August 25, 2004

Text of Motion: Approve with corrections

Presented By: P. Roger

Seconded By: M. Bisson

Aye: R. Mitchell, P. Roger, S. Stewart, R. Sarandrea, M. Bisson

Nay: 0

4. Old Business
 - a. Application #784 of Fred Valenti for a variance of 8.5 Sq. Ft additional wall sign at 600 Straits Turnpike, Watertown, CT in a B-SC Shopping Center Business Zoning District.

Text of Motion: Approve

Presented By: P. Roger

Seconded By: M. Bisson

Aye: R. Mitchell, P. Roger, S. Stewart, R. Sarandrea, M. Bisson

Nay: 0

5. New Business

- a. Application #785 of Robert Aubin for a variance of 10Ft to a front yard property line setback to permit the construction of an aboveground pool and a shed at 408 Falls Avenue, Oakville, CT in an R-12.5 Residential Zoning District.

Text of Motion: Approve

Presented By: M. Bisson

Seconded By: P. Roger

Aye: R. Mitchell, P. Roger, S. Stewart, R. Sarandrea, M. Bisson

Nay: 0

6. Communications and Bills

- a. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter Summer 2004 Volume VIII, Issue 3

Text of Motion: Accept

Presented By: M. Bisson

Seconded By: P. Roger

Aye: R. Mitchell, P. Roger, S. Stewart, R. Sarandrea, M. Bisson

Nay: 0

7. Reports from Committees

None

8. Adjournment

Text of Motion: Adjourn at 7:55PM

Presented By: M. Bisson

Seconded By: P. Roger

Aye: R. Mitchell, P. Roger, S. Stewart, R. Sarandrea, M. Bisson

Nay: 0

Meeting Minutes
Zoning Board of Appeals

WATERTOWN, CT
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2004 OCT -4 AM 10:07

Regular Meeting _____ Special Meeting _____ Public Hearing X

Virginia M. Stewart
TOWN CLERK

Date: September 22, 2004

Time: 7:30PM

Place: Watertown High School Library
324 French Street, Watertown, Ct.

Staff Liaison: Moosa Rafey

Others Present:

(Members With a check (X) Before Their Name Indicates Their Presence At Meeting)

Zoning Board of Appeals

X Rick Sarandrea, Chairman (R) X Phil Roger, Secretary (R)

X Mary Bisson (R) (present at 7:45PM)

X Roger Mitchell (R)

X Scott Stewart (A)

____ Dr. John Griffith (A)

____ Nick Reynolds (Deceased)

____ Vacancy (R)

____ Vacancy (A)

Meeting Minutes
Zoning Board of Appeals

Regular Meeting X Special Meeting _____ Public Hearing _____

Date: September 22, 2004

Time: 7:45PM

Place: Watertown High School Library
324 French Street, Watertown, Ct.

Staff Liaison: Moosa Rafey

Others Present:

(Members With a check (X) Before Their Name Indicates Their Presence At Meeting)

Zoning Board of Appeals

X Rick Sarandrea, Chairman (R) X Phil Roger, Secretary (R)

X Mary Bisson (R)

____ Nick Reynolds (Deceased)

X Roger Mitchell (R)

X Scott Stewart (A)

____ Dr. John Griffith (A)

Nick Reynolds

Meeting Minutes
Zoning Board of Appeals

Regular Meeting _____ Special Meeting _____ Public Hearing X _____

Date: September 22, 2004
Time: 7:30PM
Place: Watertown High School Library
324 French Street, Watertown, Ct.

Staff Liaison: Moosa Rafey
Others Present:

(Members With a check (X) Before Their Name Indicates Their Presence At Meeting)

Zoning Board of Appeals

- X Rick Sarandrea, Chairman (R) X Phil Roger, Secretary (R)
- X Mary Bisson (R) (present at 7:45PM)
- X Roger Mitchell (R) X Scott Stewart (A)
- _____ Dr. John Griffith (A) _____ Nick Reynolds (Deceased)
- _____ Vacancy (R) _____ Vacancy (A)

Meeting Minutes
Zoning Board of Appeals

Regular Meeting X _____ Special Meeting _____ Public Hearing _____

Date: September 22, 2004
Time: 7:45PM
Place: Watertown High School Library
324 French Street, Watertown, Ct.

Staff Liaison: Moosa Rafey
Others Present:

(Members With a check (X) Before Their Name Indicates Their Presence At Meeting)

Zoning Board of Appeals

- X Rick Sarandrea, Chairman (R) X Phil Roger, Secretary (R)
- X Mary Bisson (R) _____ Nick Reynolds (Deceased)
- X Roger Mitchell (R) X Scott Stewart (A)
- _____ Dr. John Griffith (A) _____ Nick Reynolds

MANITOWAG, CT
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 Moosa Rafey
 TOWN CLERK

Page 4

MEETING MINUTES
ZONING BOARD OF APPEALS
WATERTOWN, CONNECTICUT

REGULAR MEETING AGENDA

Time: 7:45PM

Date: September 22, 2004

Place: Watertown High School Library
324 French Street
Watertown, Connecticut

1. Call meeting to order
2. Roll call
3. Action on minutes
 - a. Public Hearing August 25, 2004 Motor Vehicle App. #48 Mathew Nalband
 - b. Public Hearing August 25, 2004 App. #783 James Hernovich
 - c. Regular Meeting August 25, 2004

Text of Motion: Approve with corrections
 Presented By: P. Roger
 Seconded By: M. Bisson
 Aye: R. Mitchell, P. Roger, S. Stewart, R. Sarandrea, M. Bisson
 Nay: 0

4. Old Business
 - a. Application #784 of Fred Valenti for a variance of 8.5 Sq. Ft additional wall sign at 600 Straits Turnpike, Watertown, CT in a B-SC Shopping Center Business Zoning District.

Text of Motion: Approve
 Presented By: P. Roger
 Seconded By: M. Bisson
 Aye: R. Mitchell, P. Roger, S. Stewart, R. Sarandrea, M. Bisson
 Nay: 0

Virginia M. Stewart
TOWN CLERK

2004 SEP 24 PM 2:02
WATERTOWN, CT
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ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

REGULAR MEETING AGENDA

Time: 7:45PM

Date: October 27, 2004

Place: John Trumbull School Media Center
779 Buckingham Street
Oakville, Connecticut

1. Call meeting to order
2. Roll call
3. Action on minutes
 - a. Public Hearing September 22, 2004 App. #784 Fred Valenti
 - b. Public Hearing September 22, 2004 App. #785 Robert Aubin
 - c. Regular Meeting September 22, 2004
4. Old Business

None
5. New Business
 - a. Motor Vehicle Application #49 of Universal Body and Equipment Co., LLC for approval of location for Motor Vehicle Dealer and Motor Vehicle Repairer at 17 DiNunzio Road, Oakville, CT in an IG-80 General Industrial Zoning District.

If public hearing is closed on October 27, 2004 then a decision is required by December 30, 2004.

- b. Application #786 of Thomas and Christine Guiditto request for a variance of 29Ft to a front yard property line setback to permit the construction of a detached garage at 106 Dunrobin Lane, Watertown, CT in an R-30 Residential Zoning District.

If public hearing is closed on October 27, 2004 then a decision is required by December 30, 2004.

- c. Zoning Board of Appeals Monthly Meeting Dates for year 2005
6. Communications and Bills
 - None
 7. Reports from Committees
 - None
 8. Adjournment



TOWN OF WATERTOWN CONNECTICUT

B/C

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ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING AGENDA

Time: 7:30PM

Date: Wednesday, October 27, 2004

Place: John Trumbull School Media Center
779 Buckingham Street
Oakville, Connecticut

1. Call meeting to order
2. Roll call
3. Hearing of Cases
 - a. Motor Vehicle Application #49 of Universal Body and Equipment Co., LLC for approval of location for Motor Vehicle Dealer and Motor Vehicle Repairer at 17 DiNunzio Road, Oakville, CT in an IG-80 General Industrial Zoning District.

Recess or adjourn public hearing must be closed by November 30, 2004 unless applicant grants a time extension.

- b. Application #786 of Thomas and Christine Guiditto request for a variance of 29Ft to a front yard property line setback to permit the construction of a detached garage at 106 Dunrobin Lane, Watertown, CT in an R-30 Residential Zoning District.

Recess or adjourn public hearing must be closed by November 30, 2004 unless applicant grants a time extension.



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Website: www.watertownct.org

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, October 27, 2004 at the John Trumbull School Media Center, 779 Buckingham Street, Oakville, CT to hear and act upon the following applications:

Motor Vehicle Application #49 of Universal Body and Equipment Co., LLC for approval of location for Motor Vehicle Dealer (Used Car) and Motor Vehicle Repairer at 17 DiNunzio Road, Oakville, CT in an IG-80 General Industrial Zoning District pursuant to Section 14-54 of the Connecticut General Statutes and Section 71.4 of the Watertown Zoning Regulations.

Application #786 of Thomas and Christine Guiditto of 106 Dunrobin Lane, Watertown, CT request for a variance of 29 Ft to a front yard property line setback to permit the construction of a 240 Sq. Ft detached garage to be located 6 Ft from a front yard property line at 106 Dunrobin Lane, Watertown, CT in an R-30 Residential Zoning District.

Section 23.5.4.a of the Watertown Zoning Regulations requires minimum 35Ft front yard property line setback for accessory structures in an R-30 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 15th day of October 2004

Dated in Watertown, CT this 21st day of October 2004

Mary Bisson, Secretary
Zoning Board of Appeals



TOWN OF WATERTOWN CONNECTICUT

70

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ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

REGULAR MEETING AGENDA

Time: 7:45PM

Date: October 27, 2004

Place: John Trumbull School Media Center
779 Buckingham Street
Oakville, Connecticut

1. Call meeting to order
2. Roll call
3. Action on minutes

- a. Public Hearing September 22, 2004 App. #784 Fred Valenti
- b. Public Hearing September 22, 2004 App. #785 Robert Aubin
- c. Regular Meeting September 22, 2004

4. Old Business

None

5. New Business

- a. Motor Vehicle Application #49 of Universal Body and Equipment Co., LLC for approval of location for Motor Vehicle Dealer and Motor Vehicle Repairer at 17 DiNunzio Road, Oakville, CT in an IG-80 General Industrial Zoning District.

If public hearing is closed on October 27, 2004 then a decision is required by December 30, 2004.

Virginia M. Stewart
 TOWN CLERK
 2004 OCT 22 PM 2:33
 WATER TOWN, CT
 TOWN CLERK'S OFFICE
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TOWN OF WATERTOWN CONNECTICUT

je

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ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING AGENDA

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Date: Wednesday, October 27, 2004

Place: John Trumbull School Media Center
779 Buckingham Street
Oakville, Connecticut

1. Call meeting to order
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3. Hearing of Cases
 - a. Motor Vehicle Application #49 of Universal Body and Equipment Co., LLC for approval of location for Motor Vehicle Dealer and Motor Vehicle Repairer at 17 DiNunzio Road, Oakville, CT in an IG-80 General Industrial Zoning District.

Recess or adjourn public hearing must be closed by November 30, 2004 unless applicant grants a time extension.

- b. Application #786 of Thomas and Christine Guiditto request for a variance of 29Ft to a front yard property line setback to permit the construction of a detached garage at 106 Dunrobin Lane, Watertown, CT in an R-30 Residential Zoning District.

Recess or adjourn public hearing must be closed by November 30, 2004 unless applicant grants a time extension.

WATERTOWN, CT
TOWN CLERK'S OFFICE
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Virginia M. Stewart
TOWN CLERK

Meeting Minutes
Zoning Board of Appeals

Regular Meeting _____ Special Meeting _____ Public Hearing X _____

Date: October 27, 2004

Time: 7:30PM

Place: John Trumbull Primary School Media Center
779 Buckingham Street, Oakville, Ct

Staff Liaison: Moosa Rafey

Others Present:

(Members With a check (X) Before Their Name Indicates Their Presence At Meeting)

Zoning Board of Appeals

<u>X</u> Rick Sarandrea, Chairman (R)	<u>X</u> Phil Roger, Secretary (R)
<u>X</u> Mary Bisson (R)	___ Nick Reynolds (Deceased)
<u>X</u> Roger Mitchell (R)	___ Scott Stewart (A)
<u>X</u> Dr. John Griffith (A)	___ Vacancy (A)

Meeting Minutes
Zoning Board of Appeals

Regular Meeting X _____ Special Meeting _____ Public Hearing _____

Staff Liaison: Moosa Rafey

Others Present:

(Members With a check (X) Before Their Name Indicates Their Presence At Meeting)

Date: October 27, 2004

Time: 7:30PM

Place: John Trumbull Primary School Media Center
779 Buckingham Street, Oakville, Ct

Zoning Board of Appeals

<u>X</u> Rick Sarandrea, Chairman (R)	<u>X</u> Phil Roger, Secretary (R)
<u>X</u> Mary Bisson (R)	___ Nick Reynolds (Deceased)
<u>X</u> Roger Mitchell (R)	___ Scott Stewart (A)



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ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING AGENDA

Time: 7:30PM

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Place: John Trumbull School Media Center

779 Buckingham Street

Oakville, Connecticut

1. Call meeting to order
2. Roll call
3. Hearing of Cases
 - a. Motor Vehicle Application #49 of Universal Body and Equipment Co., LLC for approval of location for Motor Vehicle Dealer and Motor Vehicle Repairer at 17 DiNunzio Road, Oakville, CT in an IG-80 General Industrial Zoning District.

Text of Motion: Close

Motion Made By: P. Roger

Seconded By: M. Bisson

Aye: 5 Nay: 0

- b. Application #786 of Thomas and Christine Guiditto request for a variance of 29Ft to a front yard property line setback to permit the construction of a detached garage at 106 Dunrobin Lane, Watertown, CT in an R-30 Residential Zoning District.

Text of Motion: Close

Motion Made By: M. Bisson

Seconded By: R. Mitchell

Aye: 5 Nay: 0



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ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT REGULAR MEETING AGENDA

Time: 7:45PM

Date: October 27, 2004

Place: John Trumbull School Media Center
779 Buckingham Street
Oakville, Connecticut

1. Call meeting to order
2. Roll call
3. Action on minutes
 - a. Public Hearing September 22, 2004 App. #784 Fred Valenti
 - b. Public Hearing September 22, 2004 App. #785 Robert Aubin
 - c. Regular Meeting September 22, 2004

Text of Motion: Table

Motion Made By: P. Roger

Seconded By: R. Mitchell

Aye: 5 Nay: 0

4. Old Business

None

5. New Business

- a. Motor Vehicle Application #49 of Universal Body and Equipment Co., LLC for approval of location for Motor Vehicle Dealer and Motor Vehicle Repairer at 17 DiNunzio Road, Oakville, CT in an IG-80 General Industrial Zoning District.

Text of Motion: Approve

Motion Made By: P. Roger

Seconded By: Dr. Griffith

Aye: 5 Nay: 0

ZBA Regular Meeting Agenda
October 27, 2004
Page 2

- b. Application #786 of Thomas and Christine Guiditto request for a variance of 29Ft to a front yard property line setback to permit the construction of a detached garage at 106 Dunrobin Lane, Watertown, CT in an R-30 Residential Zoning District.

Text of Motion: Approve
Motion Made By: M. Bisson
Seconded By: R. Mitchell
Aye: 5 Nay: 0

- c. Zoning Board of Appeals Monthly Meeting Dates for year 2005

Text of Motion: Approve
Motion Made By: P. Roger
Seconded By: M. Bisson
Aye: 5 Nay: 0

6. Communications and Bills

None

7. Reports from Committees

None

8. Adjournment

Text of Motion: Adjourn
Motion Made By: M. Bisson
Seconded By: Dr. Griffith
Aye: 5 Nay: 0