



# 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](http://www.watertownct.org)

## Town of Watertown Planning and Zoning Commission Regular Meeting

**Time:** 7:00PM

**Date:** Wednesday, January 6, 2010

**Place:** Watertown High School  
Lecture Hall  
324 French Street  
Watertown, CT

1. Call meeting to order
2. Roll Call
3. Public Participation
4. Communications and Bills
  - a. Land Use Planning Seminars for new and experienced commissioners, January 28, 2010, February 2, 2010 and February 25, 2010
  - b. Land Use Academy Basic Training for Local Land Use Commissioners, May 22, 2010
  - c. New Urban News, December, 2009
  - d. Slavin, Stauffacher, & Scott, LLC dated December 7, 2009, Invoice #2978  
In the amount of \$1,095.00
  - e. A Profile of the CNVR: 2009
5. Meeting Minutes
  - a. Public Hearing December 2, 2009 Site Plan Modification/Special Permit #289 of the Board of Education to remove a 3' wide opening in the new fence at the Watertown High School

- b. Public Hearing December 2, 2009 Site Plan/Special Permit #287 of EMF Towing for Approval for a Used Car Sales and Service located at Rockdale Avenue, Oakville, CT
  - c. Public Hearing December 2, 2009 Site Plan/Special Permit #288 of D'Amico, Griffin & Pettinichi for a 5,293 Sq Ft. professional office building located at the corner of Straits Turnpike and Bunker Hill Road, Watertown, Ct locate in an R-T Residential Transition District.
  - d. Continuation of Public Hearing from December 2, 2009 A Text Amendment to the Watertown Zoning Regulations Article IX-Watertown Fire District, Add Section 83.20 Residence R-30F District.
  - e. Regular Meeting December 2, 2009
  - f. Continuation of Public Hearing December 16, 2009 Site Plan/Special Permit #287 of EMF Towing for Approval for a Used Car Sales and Service located at Rockdale Avenue, Oakville, CT
  - g. Special Meeting December 16, 2009
6. Staff Report
- a. Status of zoning district for Echo Lake Road medical facilities
  - b. Status of P&Z site plan approvals
  - c. Status of Naugatuck River Greenway Trail
  - d. Status of incentive housing
  - e. Status of proposed cell tower at 936 Linkfield Road, Watertown
  - f. P&Z Budget (current year and next year)
  - g. Other
7. Chairman's Report
8. Old Business
- a. Text amendments initiated by Commission members:
    - 1. Zoning Regulations – Parking: G. Martin
    - 2. Zoning Regulations – Section 64 “Removal of Earth Materials” and Section 65 “Filing of Land”: D. Minnich
9. New Business
- a. Proclamations for Commissioner Michael Masayda and Commissioner Raymond Rondeau for their service to the P&Z Commission

- b. Peck Farm Subdivision, Hearing for Calling of the Bond
- c. Request for Section 8-24 Approval, Public Works Department 5 Year Capital Improvements Program (CIP) Plan
- b. Bond reduction Highview Estates, Kimberly and Lovely Drive, Watertown
- c. Watertown High School bond reduction
- d. Polk Elementary School bond release
- e. Hidden Oaks- Bond reduction
- f. Hidden Oaks – Acceptance of Public improvements, Kimberly Lane Lovley Drive
- g. Eagles Landing LLC, Thomaston Road – Bond Reduction
- h. Wolf Hill Estates- Bond Reduction
- i. Wolf Hill Estates- Acceptance of Public improvements- Wolf Hill Road
- j. Davis/Colonial Street Lot #4 (Lou Longo) – Landscaping Bond Release

10. Articles on Agenda

- a. Applicant: Fred Valenti  
Agent: Valenti Motors (Audi Dealership bldg)  
Re: Site Plan Modification/Special Permit #290  
For an overhead door on the front of customer service area  
At: 600 Straits Turnpike, Watertown  
Zone: B-SC
- b. Applicant: CADS, LLC, Jim Cummins  
Agent: Stephen Pustola, Pustola Associates  
Re: Site Plan/Special Permit #291  
Automobile Dealership and Repair facility  
At: 832 Straits Turnpike, Watertown  
Zone: B-SC
- c. Applicant: Planning and Zoning Commission  
Re: Proposed By-Law Amendment  
Article VII – Meetings
- d. Applicant: Planning and Zoning Commission  
Re: Proposed By-Law Amendment  
Article VIII – Order of Business  
At Meetings

11. Adjournment