

Town of Watertown  
Planning and Zoning Commission  
**Special Meeting**

Time: 7:00PM  
Date: January 14, 2009  
Place: Watertown High School Technology Center  
324 French Street  
Watertown, CT

1. Call meeting to order
2. Roll call
3. Council of Governments Presentation – Virginia Mason Re: Home Connecticut
4. Public participation
5. Communications and bills
  - a. New Urban News, December, 2008
  - b. Council of Governments Minutes November 14, 2008
  - c. Referral from COG Re: City of Waterbury WZ-169-112308 – extend moratorium to September 30, 2009 for special permit site plan approval for group dwellings and designed developments.
  - d. City of Waterbury, Notice of Public Hearing January 28, 2009 on Zoning Text Amendment to modify Article 5, Section 5.45-1(e) regarding the permitted area of wall signs in commercial and industrial districts.
  - e. Court Case: Weiner v. New Milford Zoning Commission – denial of application for a special permit and site plan approval to operate an outdoor flea market
  - f. Resolution – Watertown Town Council acceptance of Elm Street and Williams Avenue, Oakville, CT

6. Minutes

- a. Continued Public Hearing November 6, 2008 RTE 262 Zone Text Amendment
- b. Special Meeting November 10, 2008 RTE 262 Zone Text Amendment
- c. Special Meeting November 19, 2008
- d. Regular Meeting December 3, 2008

7. Staff Report

8. Articles on agenda

- a. Applicant: Honda of Watertown  
Re: Review Section 51.19 As-built drawings – determination of acceptance by Commission of deviations from approved site plan  
At: 816 Straits Turnpike, WTN  
Zone: B-SC
- b. Applicant: Hardrock Development  
Re: Text Amendment to Section 42 – Restricted Industrial IR-80 and IR-200 Districts Add: Section 42.3.10 building for construction contractors with no outside storage of unregistered vehicles, equipment, materials or supplies in an IR-200 to the Permitted Site Plan Uses.
- c. Applicant: Dom DiNunzio  
Re: Site Plan Approval to build a 3 family house  
At: 13 Colonial Street  
Zone: R-G
- d. Applicant: AT&T  
Agent: Alan Lagocki, Ames & Whittaker  
Re: Site Plan/Special Permit #258 -above ground 2,000 gallon diesel fuel tank  
At: 1053 Main Street, Watertown  
Zone: B-G  
(Public Hearing Required)

e. Applicant: Legends Auto Group, LLC  
Re: Lou Hart - Valenti Motors, Inc.  
Site Plan, Special Permit  
And Motor Vehicle Location  
New and used vehicle sales  
(renovate existing building)  
At: 694 Straits Turnpike, Watertown  
Zone: B-SC  
(Public Hearing Required)

9. Old Business

- a. Text amendments initiated by Commission members:
  - 1. G. Martin: Parking regulations
  - 2. R. Mulcahy: Common driveways
  - 3. G. Dupliese: Lot sizes
  - 4. R. Rondeau: Open spaces
  - 5. Other text amendments

10. New business

- a. Bond reduction – Cobb/Slade Street in the amount of \$5,950.00 - Joe Schienda
- b. Section 8-24 Referral for redrawing the Watertown Town boundary with the City of Waterbury to put all of the Oakville Pin Shop in Watertown and all of Chase Brass and Copper Company in Waterbury
- c. Discussion on a non-conforming building located at 676 Northfield Road, Watertown
- d. Proposed By-Laws Amendment December 3, 2008 –
  - (a) Article VII Meetings - Section 7
  - (b) Article IX Public Hearings Section 3

e. Planning and Zoning Budget

f. Zoning Map Update

11. Executive Session

a. Joseph D. Masi and Margaret Laflamme v. Watertown Planning and Zoning Commission

b. Concerned Citizens for the Preservation of Watertown Vs. Planning and Zoning Commission

12. Chairman's Report

13. Adjournment