

Town of Watertown  
Planning and Zoning Commission

**Special Meeting**  
**PUBLIC HEARING**  
**Minutes**

**Section 42 – Restricted Industrial – IR-80 and IR-200 Districts**

Time: 7:05PM  
Date: January 21, 2009  
Place: Watertown High School Technology Center  
324 French Street  
Watertown, CT

1. Call meeting to order

2. Roll call

Members Present: D. Minnich, C. Mancini, G. Dupliese, D. George

Members Absent: R. Russ, M. Masayda, G. Martin, J. Blais, K. DeMirs,  
R. Rondeau

Others Present: Ruth Mulcahy, Administrator of Land Use  
Chuck Berger, Town Engineer

D. George sat in for R. Russ

3. Hearing of Applications:

A. An application to amend the Town of Watertown Zoning Regulations

Section 42 – Restricted Industrial – IR-80 and IR-200 Districts

Add To Permitted Site Plan Uses:

Section 42.3.10 – In an IR-80 zone, Building for Construction Contractors with no outside storage of unregistered vehicles, equipment, materials or supplies.

Minnich: The Planning and Zoning Commission for the Town of Watertown will hold a public hearing on Wednesday, January 21, 2009 at 7 pm at the Watertown High School. Technology Center, 324 French Street, Watertown, Ct on the following: The Town of Watertown zoning regulations section 42 restricted industrial IR80 and IR200 districts added to permitted site plan uses section 42.3.10 in an IR80 zone building or construction contractors with no outside storage of unregistered vehicles, equipment, materials or supplies. At this hearing interested persons will be heard and written communications will be received copies of the text amendments applications are filed in the Planning and Zoning Office, 51 Depot Street, Watertown between the hours of 8am and 5 pm or by appointment or by calling 860-945-5266 and at the office of the town clerk, DeForest Street, Watertown between the hours of 9 am to 5 pm dated Watertown, Ct this 8<sup>th</sup> and 15<sup>th</sup> day of January 2009 Michael Masayda, Secretary, Planning and Zoning Commission.

In accordance with rules of the Commission I am required to read this notice as well, this applies to all the public hearings tonight.

The Planning and Zoning Commission has established rules for the conduct of public hearings copies of these rules at the doorway to this room. You are reminded it is prohibited by law to communicate to Commission members on the merits of applications while decisions are pending and what communications are not at Commission meetings. Please communicate with staff when the Planning and Zoning Commission is not in session. Documents pertaining to applications must be recorded for receipt in the office of the Commission in sufficient time for staff to review documents and prepare comments.

Mr. Steve Whittaker – Ames and Whittaker, Waterbury, Ct

Garsen Corporation intends to build their corporate office on MountainView Drive it will be 15,000 square feet and complies with all the industrial regulations of that zone. The upper part of building will be used as corporate offices, the lower level has another 4,000 square feet of corporate office and 6,000 feet will be used for general storage. The exterior will be concrete masonry block, glass with a pitched metal roof. No outside storage of trucks or materials and no exterior HDAC units.

Minnich: Before us is the text amendment the reason for that could you briefly tell us.

Whittaker: The reason for the text amendment is for the office for contractors is currently not a permitted use in the IR80 zone.

Minnich: Any questions from Commission members? Any comments from the public?

Tom Hill – Industrial Real Estate Broker

The lot has been sitting there for 25 or 30 years. I found Lisa Nelson and family they have done a nice job putting this together in putting up a nice building; the architect has worked very hard on it. With Fed Ex and UPS I think it will work well together. Thank you for your consideration and I appreciate it.

Minnich: Read in the record, we referred this to the Council of Governments and their response to us.

This is from Sam Gold at the Council of Governments is dated December 22, 2008.

The Town of Watertown Planning and Zoning Commission is considering an amendment to the zoning regulations that would add a new section 42.3.10 which would allow “building or construction contractors with no outside storage of unregistered vehicles, equipment, materials or supplies,” as a permitted site plan use in an IR-80 zone.

**Staff Recommendation**

The proposed text amendment is in conformity with the Regional and State Plans of Conservation and Development.

However, staff questions why the new use is being proposed for only the IR-80 zone and not also the IR-200 zone. The proposed zoning amendment is to the section of the regulations that pertain to both the IR-80 and IR-200 zones. Typically, zoning regulations are cumulative and uses allowed in a more restrictive zone are also allowed in the less restrictive zone. If anything, building or construction contractors will cause fewer land use conflicts when located in an IR-200 zone than in an IR-80 zone.

That is the conclusion of his referral.

Minnich: If I may suggest a motion to close the public hearing.

Planning and Zoning  
Wednesday, January 21, 2009  
Section 42 – Restricted Industrial – IR80/IR200  
Page 4

Text of Motion: Close public hearing  
Motion made by: G. Dupliese  
Seconded by: C. Mancini  
Aye: 4 Nay: 0

Michael Masayda \_\_\_\_\_  
Secretary