



# 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

Town of Watertown  
Planning and Zoning Commission  
Regular Meeting

**Time:** 6:30PM  
**Date:** Wednesday, February 3, 2010  
**Place:** Watertown High School  
Lecture Hall  
324 French Street  
Watertown, CT

1. Call meeting to order
2. Roll Call
3. Oath of Office for new and re-appointed members – Oath of Office administered by Lisa Dalton, Town Clerk
4. Election of Officers
  - a. Chairman
  - b. Vice Chairman
  - c. Secretary
  - d. Recording Secretary
    1. Recording Secretary for motion sheets and attendance at Commission meetings: Carol Allen
    2. Recording Secretary for meeting minutes: Susan King
  - e. Commission Attorney
    1. Commission Attorney: Paul Jessell
    2. Special Counsel: Dov Braunstein
    3. Special Counsel: Warren Hess
  - f. Commission Committee appointments
    1. Budget and Administrative Committee
    2. Liaison to Town Agencies Committee
    3. Parking Committee
5. Public Participation

6. Communications and Bills
  - a. Mulcahy Letter re: proposed cell tower at 936 Linkfield Road, Watertown
  - b. The Habitat, Fall, 2009
  - c. Notice of Permit Applications Braxton Manufacturing company dated December 16, 2009
  - d. Pedestrian and Bicycle Safety in the CNVR – An Assessment of Existing Conditions
  - e. Memo dated January 12, 2010 from Parks and Recreation re: continued support for the building of the new Indoor Recreational Facility at Veterans Memorial Park, Watertown
  - f. Letter dated December 28, 2009 from James & Gloria Gomperts Re: false statement to the Commission regarding New Millennium Development.
  - g. Slavin Stauffacher & Scott attorney bill for services rendered in the amount of \$690.00
  - h. Letter dated January 15, 2010 from Martin Cobern, RPC to Chairman Tom Dunn, COG Re: action on Waterbury Transportation Center without waiting for a recommendation from the RPC.
  - i. Council of Governments Minutes September 15, 2009
  - j. Council of Governments Minutes December 11, 2009
  
7. Meeting Minutes
  - a. 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
  - b. Special Meeting December 16, 2009
  - c. Regular Meeting January 6, 2010
  - d. Budget and Administrative Meeting January 20, 2010
  
8. Staff Report
  - a. Status of zoning district for Echo Lake Road medical facilities
  - b. Status of P&Z site plan approvals
  - c. Status of incentive housing
  - d. P&Z Budget (current year and next year)
  - e. Other
  
9. Chairman's Report
  - a. Economic Development Strategy
  - b. Other
  
10. Old Business
  - a. Text amendments initiated by Commission members:
    1. Zoning Regulations – Parking: G. Martin

11. New Business
  - a. Healthcare Needs Analysis – Proposal from Buxton Company
  - b. Request for 90 day extension for Townview Development to file mylar map and other documents
  - c. Bond release, Bassett Hollow Subdivision, Hollow Road
  - d. Acceptance of Public Improvements, Bassett Hollow Subdivision, Hollow Road
  - e. Bond release Golden Acres, Litchfield Road
  - f. Bond release Lakeview Estates, Echo Lake Road
  - g. Acceptance of Public Improvements, Balmoral Section 55, Westgate and Whispering Hill Roads
  - h. Acceptance of Public Improvements Cornwall Drive
  - i. Request for 90 extension to file subdivision documents for Munson Estates subdivision, Linkfield Road and Munson Road, Watertown and Commission review of appraisal prepared by Biondi & Rosengrant to determine fee in lieu of open space for Section 1 of the subdivision
  - j. Watertown High School bond reduction
  - k. Polk Elementary School bond release

12. Public Hearings
  - a. An application for Site Plan/Special Permit #291 of CADS, LLC for a new and used automobile dealership and repair facility located at 832 Straits Turnpike, Watertown, CT in a B-SC Business Center Shopping District.

Recess or adjourn, public hearing must be closed by March 10, 2010

13. Articles on Agenda
  - a. Applicant: CADS, LLC, Jim Cummins  
Agent: Stephen Pustola, Pustola Associates  
Re: Site Plan/Special Permit #291  
New and Used Automobile Dealership and Repair facility  
  
At: 832 Straits Turnpike, Watertown  
Zone: B-SC  
Action: Decision by May 14, 2010
  - b. Applicant: Ron Picard  
Agent: Dennis O'Sullivan  
Re: Combining of lots  
At: Caruso Drive, Watertown  
Zone: R-30  
Action: Consider Acceptance

- c. Applicant: Antoinette Pelegano  
Agent: Edward Fitzpakrick  
Re: Modification of subdivision approval  
Permit construction of an 18 foot road in lieu of a 24 foot road  
At: Chimney Road, Watertown  
Zone: R-90  
Action: Decision by April 9, 2010
- d. Applicant: Tony & Sons Seafood  
Agent: Robert Green Associates  
Re: Preliminary discussion  
Expansion of commercial building  
639 Main Street, Oakville  
At: R-30  
Zone: Preliminary discussion  
Action:
- e. Applicant: Neville Barrett  
Re: Preliminary Discussion  
Watertown Mews – 38 Town homes  
Colonial Street, Oakville  
At: R-G  
Zone: Preliminary discussion  
Action:
- f. Applicant: Karl Czarzasty & James Zappone  
Agent: Paul Buenevich, Land Data Engineers  
Re: Preliminary discussion, Construction of small commercial building for retail or office space  
183 Echo Lake Road, Watertown  
At: B-GF  
Zone: Preliminary discussion  
Action:
- g. Applicant: D, G And P Realty, LLC  
Agents: Steve Whittaker and Scott Meyers  
Re: Preliminary discussion, revised site Plan, professional office building  
5 Bunker Hill Road, Watertown  
At: R.T.  
Zone: Preliminary discussion  
Action:
- h. Applicant: Planning and Zoning Commission  
Re: Proposed By-Law Amendment  
Article VII – Meetings

Action: Amend Section 1 and New Section 8  
Consider Adoption

i. Applicant: Planning and Zoning Commission  
Re: Proposed By-Law Amendment  
Article VIII—Order of Business At Meetings  
Amend Sections 1, 2 & 3 and New Section 6  
Action: Consider Adoption

j. Applicant: Planning and Zoning Commission  
Re: Zoning Text Amendments

1. Article VI, Section 64 Removal Of Earth Materials
2. Article VI, Section 65 Filling of Land (Proposed to be combined with Section 64 and delete Section 65)
3. Article I, Section 5 Definitions:
  - a. New 5.2.35 Clean Fill
  - b. Amended 5.2.72 Filling
  - c. New 5.2.206 Unacceptable Soil
4. References to Article VI, Section 65 proposed to be references to Section 64:
  - a. Article III, Section 36.4.7.17
  - b. Article VI, Section 66.13

Action: Establish Public Hearing

14. Adjournment

Town of Watertown  
Planning and Zoning Commission  
Legal Notice

The Planning and Zoning Commission of the Town of Watertown, Connecticut will hold a public hearing on Wednesday, February 3, 2010 at 7:00PM in the Watertown High School Library, 324 French Street, Watertown, CT on the following:

An application for Site Plan/Special Permit #291 of CADS, LLC for an automobile dealership and repair facility located at 832 Straits Turnpike, Watertown, CT in a B-SC Business Center Shopping District.

At this hearing interested persons will be heard and written communications will be received. A copy of the application is on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, CT between the hours of 8:00AM and 5:00PM or by appointment or by calling 860-945-5266.

Dated at Watertown, CT this 21<sup>st</sup> and 28th day of January, 2010

David Minnich, Chairman  
Planning and Zoning Commission