

Town of Watertown
Planning and Zoning Commission
Public Hearing

Time: 7:00PM
Date: March 4, 2009
Place: Watertown High School Technology Center
324 French Street
Watertown, CT

1. Call meeting to order
2. Roll call
3. Hearing of applications
 - a. Continuation of public hearing Site Plan/Special Permit #259 and Motor Vehicle Location for Legends Auto Group, LLC for new and used vehicle sales (renovate existing building) located at 694 Straits Turnpike, Watertown, CT in a B-SC Business Shopping Center District

Recess or adjourn, public hearing must be closed by March 11, 2009 unless the applicant grants an extension of time.

- b. Site Plan/Special Permit #260 for the City of Waterbury's Bureau of Water for the construction of a pump house located at the Wigwam Reservoir in an R-90 Residence District.

Recess or adjourn, public hearing must be closed by April 8, 2009

- c. An application by the Watertown Planning and Zoning Commission to amend the Town of Watertown Subdivision Regulations

Add

Section 5.2.5.17 Common Driveway

A Common Driveway is a privately owned and maintained residential driveway serving no more than 2 lots. A common driveway shall have a maximum grade of 10%. Paving shall be required for all portions of the driveway above a 7% grade and all portions sloping toward the public roadway. A common driveway shall have a minimum travel surface width of a 12' with 2' wide shoulders. A hammerhead or turnaround shall be provided sufficient for a truck 45 feet in length with a turning radius of 48 feet. Pull offs shall be provided every 300 feet. A Common driveway shall be allowed by the Commission with a $\frac{3}{4}$ vote of the Commission members. The Commission will determine the travel surface width.

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: March 4, 2009
Place: Watertown High School Technology Center
324 French Street
Watertown, CT

1. Call meeting to order
2. Roll call
3. Public participation
4. Old Business
 - a. Consider endorsing an amendment to the Town of Watertown Code of Ordinances “An Ordinance Creating Membership and Terms of Office for the Planning and Zoning Commission” (Presentation by Attorney Dov Braunstein from the Town Attorney’s office)
5. Communications and bills
 - a. Council of Governments Annual Report 2007-2008

6. Minutes

- a. Public Hearing February 4, 2009 Site Plan/Special Permit #258 for AT&T for an above ground 2,000 gallon diesel fuel tank located at 1053 Main Street, Watertown, CT in an B-G General Business Zoning District.
- b. Public Hearing February 4, 2009 Site Plan/Special Permit #259 and Motor Vehicle Location for Legends Auto Group, LLC for new and used vehicle sales (renovating existing building) located at 694 Straits Turnpike, Watertown, CT in a B-SC Business Shopping Center District.
- c. Public Hearing February 4, 2009 An amendment to the Town of Watertown Zoning Regulations Section 42 – Restricted Industrial – IR-80 and IR-200 Districts Add to Permitted Site Plan Uses Section 42.3.11 in an IR-200 Zone
- d. Regular Meeting February 4, 2009
- e. Special Meeting February 17, 2009
- f. Special Meeting February 18, 2009

7. Staff Report

8. Articles on agenda

- a. Applicant: Garsan Corporation
Agent: Steven Whittaker
Re: Site Plan Approval
Proposed 15,000 Sq. Ft. contractor
business building

At: Mountain View Drive, Watertown
Zone: IR-80 zone
- b. Applicant: Legends Auto Group, LLC
Agent: Lou Hart - Valenti Motors, Inc.
Re: Site Plan, Special Permit #259
And Motor Vehicle Location
New and used vehicle sales
(renovate existing medical building)

At: 694 Straits Turnpike, Watertown
Zone: B-SC
- c. Applicant: City of Waterbury
Re: Bureau of Water
Wigwam Reservoir
Site Plan/Special Permit #260
Construction of a pump house

Zone: R-90

- d. Applicant: Corbett F.Group
 Re: Special Permit #
 Home Occupation
 At: 35 Cutler Street, Watertown
 Zone: R-10F
- e. Applicant: Paula LaBonte, YMCA
 Re: One year extension of five year
 master plan for improvements to Day
 Camp and Outdoor Center
 And request for waiver of all fees
 At: Smith Pond Road, Watertown
 Zone: R-90 Residence District
- f. Applicant: W.I.D.E. LLC
 Re: Text Amendment to Section 42-
 Restricted Industrial – IR-80 and IR-
 200 Districts **Add: Section 42.4.7**
 Automotive repair and service
 facilities providing that all
 maintenance, repair, body work and
 automobile washing shall be
 conducted entirely within an
 enclosed building.
 Text Amendment to Section 43 –
 General Requirements for all
 industrial Districts **Amend Section**
 43.5 In the IR-80 and IR-200
 District More than one principal use
 and/or more than one principal
 building to be permitted
- g. Applicant: Antoinette Pelegano
 Agent: Paul Buenevich, Land Data
 Re: 3 lot subdivision
 At: Chimney Road, Watertown
 Zone: R-90

- h. Applicant: Echo Lake Brownsfield
Agent: Ted Crawford, Milone and
McBroom
Re: Site Plan – remediation of parcel and
placement of fill leaving a portion of
the site for future industrial
development – adding temporary
construction trailer and equipment
storage containers
At: Former Land Fill
Zone: IR-80
A request is also made for a fee
waiver
- i. Applicant: Planning and Zoning Commission
Re: Text Amendment to Subdivision
Regulations – Section 5.2.5.17
Common Driveway
- j. Applicant: Planning and Zoning Commission
Re: Text Amendment and Zoning Map
Change to lay zoning regulations on
Properties coming into Watertown
From Waterbury
Zone: B-C – Central Business District

9. Old Business

- a. Zoning Map Update
- b. Workforce Housing Grant
- c. Text amendments initiated by Commission members:
 1. G. Martin: Parking regulations
 2. G. Dupliese: Lot sizes
 3. R. Rondeau: Open spaces
 4. Other text amendments

10. New business

- a. Watertown High School Bond Release
- b. Judson Elementary School Bond Release
- c. Watertown Inland Wetlands Watercourses Regulations
- d. P&Z Commission guidelines for status in its proceedings: Limited Appearance, Party, Intervener

11. Chairman's Report

12. Adjournment