

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



- 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  
   Former Land Fill  
        At:                             IR-80  
        Zone:                           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  
   B-C – Central Business District  
        Zone:

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