

Town of Watertown
Planning and Zoning Commission
Public Hearing
Town of Watertown Subdivision Regulations

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

1. Call meeting to order

The chairman called to order the meeting at 7:02 p.m.

2. Roll call

The Secretary executed the roll call.

Present: Chairman, Mr. David Minnich
Vice Chairman, Mr. Gary Martin at 7:05PM
Secretary, Mr. Michael Masayda
Mr. Ronald Russ
Mr. Carl Mancini
Mr. Jim Blais
Alternate, Mr. Ken Demirs

Absent: Mr. Glen Dupliesse
Alternate, Mr. Ray Rondeau
Alternate, Mr. Duane George

Also Present: Land Use Administrator, Ms. Ruth Mulcahy
Land Use Secretary, Ms. Carol Allen

K. Demirs sat in for G. Dupliesse

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

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Mr. Masayda read the notice: The Planning and Zoning Commission for the Town of Watertown, Ct. will hold a public hearing on Wednesday, March 4, 2009 at 7 pm at the Watertown High School. Technology Center, 324 French Street, Watertown, Ct. on the following:

An amendment to Watertown subdivision regulations to add section 5.2.5.17 Common Driveways. 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.

At this hearing interested persons will be heard and written communications will be received. A copy of the text amendment and applications on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, CT. between the hours of 8am and 5 pm or by appointment or by calling 860-945-5266. A copy of the text amendment is also available for review in the office of the Town Clerk, DeForest Street, Watertown, CT. between the hours of 9 am to 5 pm dated Watertown, Ct. this 19th and 26th day of February 2009. Michael Masayda, Secretary, Planning and Zoning Commission.

Mr. Minnich passed out suggested revisions that were talked about before and referenced the last page of the handout and to review section 16 that was recently done and approved as of January 30, 2009. He suggesting by the revision that it is not needed and that the regulation is just relating to residential lots and not any other type of common driveway whether it was commercial or anything else.

Mr. Minnich talked about the hammerhead or a paved area at the end near their house or garage and his thought was is it really necessary for all that to be paved but rather require that at the time of the site plan that there is adequate turnaround and clearing for a vehicle to turn around and then move forward and back to the street access and that would all be part of a driveway agreement to which they would have to be doing.

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Mr. Minnich discussed the other change that pull offs from the driveway would be required every 300 feet and he suggested different language that says if the driveway is to exceed 300 feet in length then pull offs will be determined by the Commission as to the location, the number of pull offs, the size, the drainage, the materials and construction specifications.

Mr. Minnich said that the writing language is not going to fit every circumstance that we would have and it very well may be that we may want to have such as turnarounds, minimum travel surface and turnoffs those concepts are best left later on.

Mr. Minnich suggested that Section 5.25.17 which is the new section of the subdivision regulations could read a common residential driveway shall have a maximum grade of 10%. Paving shall be required for all portions of the driveway above 7% grade and all portions sloping toward the public roadway. The Commission shall determine the width of the common residential driveway, which shall have a minimum travel surface width of 12' and minimum shoulder width of 2'. The driveway travel width shall always be cleared of obstructions. There shall be at all driveway terminuses sufficient clearance for a truck 45' in length with a turning radius of 48' to turn around safely and exit driveway in a forward movement towards the street access. The turning terminuses are not required to have hammerhead or to be paved. Common residential driveway that exceeds 300' in length shall have pull offs determined by the Commission as to location, number of pull offs, size, drainage, materials and construction specifications. So those are my suggested changes.

Mr. Mancini advised on the sixth line down width, I think that word should be widths add s.

Mr. Masayda asked when you say minimum shoulder width of 2' on either side of the 12' what is your definition of a shoulder?

Mr. Minnich replied the language came from the Public Works Department. My concept of what that meant is that the paved portion would be 12' and a clearing on each side for 2' wide not necessarily paved.

Mr. Martin said he thought that 12' would be sub based and a driveway level where you could drive vehicles on where the 2' both sides never having any plantings or growth or anything else is how he interpreted it.

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Mr. Masayda advised that the driveways longer than 300', and the drainage materials on the pull offs instead of the Commission determining that, should the Department of Public Works determine that and then provide us the information, we will then vote on it.

Mr. Minnich replied that the issue with the regards to the pull offs came from the Fire Department and that the specifications that we approved came from the Department of Public Works to which we have then adopted. All of those concepts of what is going to be are coming through that pre application process through engineering. The practicality is that we are all going to be on the same page but the ultimate decider is the Commission.

Mr. Martin said that we are going to oversee the decision with what the town requires.

Mr. Minnich said we also make the determination of safety.

Mr. Masayda replied our decisions are backed up by fact or experience. I am just trying to get away from opinion where there is no facts to back it up.

Mr. Blais advised that common driveways have big legal problems; there are no motor vehicle laws that apply because it is not a public highway. Situations like parking cars, blocking the driveways, people having parties cause other problems where police are called. Part of the resolve is limiting the homes on that private driveway to two.

Mr. Martin asked on the commonality of the driveway of the usage portion is there a way to restrict it for parking in our regulations or is there nothing we can do?

Mr. Minnich replied we will control that issue of the parking with regards to the width of the driveway at the time of the application.

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 ¾ vote of the Commission members. The Commission will determine the travel surface width.

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MOTION: Masayda moved to close public hearing
SECOND: Russ.

VOTE

AYES: Minnich, Martin, Masayda, Russ, Mancini, Blais and Demirs.

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Michael Masayda _____
Secretary