



Town of Watertown Connecticut

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Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency

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Town of Watertown Planning and Zoning Commission Special Meeting Minutes

Time: 6:41 P.M.
Date: March 24, 2010
Place: Watertown High School LIBRARY
324 French Street
Watertown, CT

1. Call meeting to order

Chairman, Mr. David Minnich called the meeting to order at 6:41 P. M.

2. Roll call

Land Use Secretary, Chuck Bezio executed the roll call.

Present: Chairman, Mr. David Minnich
Vice Chairman, Mr. Gary Martin
Mr. Ronald Russ
Mr. Carl Mancini
Mr. Jim Blais
Alternate, Mr. Ken Demirs
Ms. Marie Genovese
Mr. Richard Rossi

Absent: Alternate, Mr. Duane George

Also Present: Land Use Administrator, Ms. Ruth Mulcahy
Land Use Secretary, Mr. Chuck Bezio

Alternate, Mr. Ken Demirs for the vacant regular member seat.

3. Article on Agenda

Discussion on proposed zone change application, Medical and General Business District (B-MG) located at 777 Echo Lake Road, Watertown, CT in an IR-80 zone.

Mr. Minnich said the meeting tonight is a discussion with no voting just comments and direction. The purpose is to establish the boundaries if we are going to do that for a boundary line zone and to determine the text on whether or not the language is correct. There are two sections 37.2.1.2 and 37.2.1.3 which are the stores and shops for the conduct of retail business and the store and shops for the conduct of personal service business. Whether or not that belongs there in terms of as of right use or whether it should be an accessory use.

Defined Accessory use: It is a use which is customarily incidental and subordinate to the principal use on lot and located on the same lot there with.

Board Member Concerns

Mr. Blais said a health care needs store should be available. A restaurant for employee needs and patients.

Mr. Minnich wanted to add the words for restaurant with sit down indoor seating without drive through facilities.

The Commission members agreed sections 37.2.1.2 and 37.2.1.3 have accessory use.

Mr. Demirs asked about the boundaries.

Mr. Martin said the size of the parcel might dictate what would be approved there.

Mr. Vincent Giannetto - 38 Breezyknoll Drive, Watertown & John McHugh, 95 Hidden Pond Drive

Mr. Giannetto talked about Middlebury Edge building and the businesses located there. Mr. Giannetto did not feel they could put 100% medical on 8 acres that would utilize the property well and successfully attract people. Mr. Giannetto read their list for the board to consider.

Mr. Minnich wanted to go through the list and say whether it is or is not within the language assuming the language is changed to be accessory.

Medical & Professional not currently in the language now:

Hotels and Motels
Fitness Clubs
Vocational Schools
Document Storage
State and Federal Government
Banks
Printing
Restaurant and catering with drive through facilities
Daycare
Wholesale distribution
Performing Arts Studio
Veterinary Hospital
Convalescent & Nursing Homes

Medical & Professional currently in the language now:

Restaurants that are sit down
Research & Development for medical needs only
Equipment Rental
Convenience Store
Clinical Research Labs related to medical
Pharmaceutical & Medical Supplies
Testing Labs relating medical
Rehabilitation relating to medical needs
Out-patient services

Board Member Concerns

Veterinary hospital/clinical – Animals being boarded overnight or kennels.

Data storage – Company that just does stocking and data storage is an intensive use of the land.

Local state and government - Opens up a lot of things to which one would not necessarily want to use.

Banks Financial Institutions - Issues of drive throughs is not the best use of maximizing your property because of the location and parking needed.

Printing, photography and photocopying, publishing - Limit to photocopying the others are more industrial.

Convalescent and Nursing - Opposed to any overnight housing and is a different character.

Daycare - Limited to your place.

Health and Fitness – Under rehabilitation has a medical need to which you have been asked to go there by a medical professional and anything else is not rehabilitation.

Mr. Russ asked if they had any support from St. Mary's or Waterbury hospital.

Mr. Gianetto as soon as he gets approval from the Board then he is going to heavily peruse the hospitals.

Mr. Gianetto asked about the other parcels would that affect the owners on what they want to place there.

Mr. Minnich said we are talking about the whole zone. Whatever is in this zone it applies to everything in the zone and not a particular area of the zone.

Mr. Minnich read the list of uses discussed:

Outpatient medical offices

General offices

Professional offices

Stores and shops for the conduct of business of retail as accessory use

Stores and shops for the conduct of personal service business as accessory use

Restaurants sit down with indoor seating and without drive through facilities
Special permit medical transportation
Veterinary hospital

Mr. Martin asked do you see enough here to go ahead.

Mr. Gianetto replied yes.

Mr. Minnich went over the site maps which included their land and land they are wishing to purchase and preferable access from Calendar Road.

Mr. Gianetto replied it would be a much easier access.

Mr. Minnich asked Ms. Mulcahy to talk to Mr. Cavanaugh and Mr. Berger to get the meets and bounds for the 2nd week in April and to ask the Engineering Department and Paul Jessell to get correct timings. Mr. Minnich said our process is to bring the language and look at the map for the next meeting.

Mr. Gianetto asked if Ms. Mulcahy would send them a copy to review.

Mr. Minnich replied yes.

No Action taken by the Commission.

4. Adjournment

MOTION: Russ moved to adjourn at 7:58 P.M.

SECOND: Blais.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Carl Mancini _____
Secretary

