

Town of Watertown
Planning and Zoning Commission
Public Hearing
Special Permit #261 from the YMCA

Time: 7:00PM
Date: April 1, 2009
Place: Watertown High School Technology Center
324 French Street
Watertown, CT

1. Call meeting to order at 7:40 PM
2. Roll call

The secretary executed the roll call.

Present: Chairman, Mr. David Minnich
Vice Chairman, Mr. Gary Martin
Secretary, Mr. Michael Masayda
Mr. Ronald Russ
Mr. Carl Mancini
Mr. Jim Blais
Alternate, Mr. Ray Rondeau
Alternate, Mr. Duane George

Absent: Mr. Glen Duplissie
Alternate, Mr. Ken Demirs

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

D. George sat in for G. Dupliese

- d. **An application for Site Plan/Special Permit #261 from the YMCA for an amphitheater, two pavilions and a play scape to the day camp and outdoor center located at Camp Mataucha, Smith Pond Road, Watertown, CT in an R-90 Residence District.**

Mr. Masayda read the public hearing notice:

The Planning and Zoning Commission for the Town of Watertown, Ct. will hold a public hearing on Wednesday, April 1, 2009 at the Watertown High School. Technology Center, 324 French Street, Watertown, Ct. at 7PM on the following:

An application for Special Permit #261 from the YMCA for an amphitheater, two pavilions and a play scape to the day camp and outdoor center located at Camp Mataucha, Smith Pond Road, Watertown, CT in an R-90 Residence District.

At this hearing interested persons may appear and written communications will be received.

Jim O' Rourke – Director of Operations, YMCA

We analyzed our camp setting and made some new choices:

- To Build amphitheater for Y programs only
- To install plays cape
- Replacement of existing pavilion with 50 by 75 feet pavilion
- To construct 25 by 48 foot pavilion near basketball and baseball fields.

Joseph Eddy

Mr. Eddy explained the location, construction and materials used for the amphitheater and that it would be similar to the one constructed in Southbury. He also explained there would be LED (1 o 2 foot candles) along the trail with 2 spot lights on poles focusing on the stage. He also talked about the better construction for the new pavilions.

Public Concerns – Highlights

Albert Vestro – 310 Smith Pond Road

Mr. Vestro had no problems with the camp and the 9 – 6 activities. He expressed concerns about noise from evening and weekend campers and how it carries over the water.

Pastor Lilly

Loves the mission and kids that the Y does. He mentioned common goals and safeguards in place. He was concerned about the expansion of the picnic area and the increased number of people it would bring on the weekends. He questioned the amphitheater being rented out on weekends for live bands and enforcing the decibel noise.

George Valotis – 647 Mainfield

Mr. Valotis expressed concern about crime. Questioned the narrow road is it adequately designed for the number of people that travel it and if the Town Engineer should look into it. He was also concerned about the bathroom facilities and leeching fields handling the increased amount of people. He also asked if the noise decibels from the amphitheater could be monitored. He questioned the money made from the rentals on the weekends and the services the town has to provide.

Johanna Abraham – 355 Smith Pond Road

Ms. Abraham mentioned the improvements for the camp are good. She was concerned about the noise coming from the amphitheater. She expressed concern about noise from the renters on weekends and who would be on site to maintain control.

Janet Turcott – 300 Smith Pond Road

Ms. Turcott was concerned about increased weekend rentals, events and the loud music.

Rachel Abraham

It is really cool with the YMCA and outside it is kind of loud.

Boards Members Concerns

Mr. Minnich asked about lighting?

Mr. O'Rourke replied there would be LED lights on the trail along amphitheater for dusk time and there would be no night time performances.

Mr. Martin asked if the rules & regulations mentioned tonight will be put in place for the coming year.

Mr. O'Rourke replied no alcohol, no amplified music and no bands will be on the new contract.

Mr. Minnich asked about conditioning the number of people on weekends and after 6PM.

Mr. O'Rourke replied currently there are 60 to 120 renters now and that would not be a problem.

Mr. Martin asked if the 5PM disconnect was in place already?

Mr. O'Rourke replied yes

Mr. Minnich mentioned stipulations on the amplified sounds.

Mr. Rondeau mentioned the controversy with the 5 PM disconnect and in the current conditions that there is no amplified sounds.

Mr. Mancini asked if there was any way to buffer the zone to tone down the noise.

Mr. O'Rourke replied the stage faces away from the water and there is a dense line of trees between the stage and the pond.

Mr. O'Rourke commented he has no problem with changing the contract. Our goal is to make the camp better for our campers it is not to endorse or build our facility on the weekends.

Mr. O'Rourke mentioned in response to the public concerns that the bathroom facilities and the new leeching field are up to code and meets the regulations. That money made on the rentals is a net of 20% and goes back to improvements for the camp. He also said the driveway has been redesigned for parent drop off, buses and staff. That the amphitheater is only 30 amp and will be used only for camp programs.

Mr. Minnich expressed concern about the rules and stipulations not being written and conditioned.

Mr. Minnich advised if Mr. O'Rourke, the neighbors and Ruth could get together and find out what the issues are and draft conditions and it would be a matter of the Commission approving it.

MOTION: Martin moved to continue application

SECOND: Mancini.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Michael Masayda _____
Secretary