

Town of Watertown
Planning and Zoning Commission
Public Hearing
Antoinette Pelegano

Time: 7:00PM
Date: April 1, 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 7:40 p.m.

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

- c. **An application from Antoinette Pelegano for a proposed three lot subdivision located on Chimney Road, Watertown, CT in an R-90 Residence District.**

Mr. Masayda read the notice of public hearing:

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 from Antoinette Pelegano for a proposed three lot subdivision located on Chimney Road, Watertown, CT in an R-90 Residence District

At this hearing interested persons may appear and written communications will be received. A copy of the application are 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

Paul Bunevich – Professional Engineer – Land Data Engineers, Waterbury

Proposal:

- Mr. Bunevich reviewed the history of the subdivision including the potential abandonment of the old highway with regards to the driveway for the three lots, the existing home and the two proposed lots.
- Mr. Bunevich mentioned the elapsed time on approvals.
- Mr. Bunevich said since the original approval the regulations on common driveways have been revised.
- Mr. Bunevich submitted revised drainage calculations to Mr. Berger
- Mr. Bunevich mentioned Mr. Berger concerns about the 40 foot turning radius and to revise the turning radius near the homes and to also reduce the paved portion down to 18 feet from 24 feet.
- Mr. Bunevich mentioned the site distance on the roadway changed from 180 to 230 on the road and that Mr. Berger suggested that be in the new proposal.

Board Members concerns:

Ms. Mulcahy commented that the applicant go to Wetlands regarding regulated activities. Wetlands responded that there were no regulated activities on site and mentioned the stipulation to move the location of sanitation erosion control out of the regulated area.

Mr. Minnich mentioned Mr. Berger's April 1st memo regarding regulation 5.3.12.3 and the applicant not conforming to them.

Mr. Minnich questioned who will maintain the 250 feet with 18 foot roadway option that Mr. Bunevich has shown in his sketch.

Mr. Bunevich replied it would be the town.

Mr. Minnich asked where the conservation easement areas are and if they were flagged and designated and if there were any legal documents presently in place stipulating its restricted use? Mr. Bunevich explained where the conservation areas are and did not know about any legal documents currently in place.

Ms. Mulcahy mentioned the open space is significant wetlands and the conservation easement does not cover the entire pond.

Ms. Mulcahy expressed concerns about the driveways only being 2 feet part and that it would need a maintenance agreement regarding drainage and plowing.

MOTION: George moved to close the public hearing

SECOND: Russ.

Michael Masayda _____
Secretary