

Town of Watertown
Planning and Zoning Commission
Regular Meeting

Time: 7:30PM
Date: April 1, 2009
Place: Watertown High School Technology Center
324 French Street
Watertown, CT

1. Call meeting to order
2. Roll Call
2. Public Participation
3. Communications and bills
 - a. The Habitat, Winter, 2009 Volume 21, Number 1
 - b. City of Waterbury Zoning Commission Re: Notice of Regulation Amendments Initiated by the Zoning Commission of the City of Waterbury dated March 3, 2009
 - c. Memorandum from Chuck Frigon to Department and Division Heads and Board and Commission Chairman dated March 19, 2009 Re: Policy for Use of Town Attorney
4. Minutes
 - a. Continuation of Public Hearing March 4, 2009 Site Plan/Special Permit #259 and Motor Vehicle Location for Legends Auto Group, LLC for new and used vehicle sales (renovate existing building) located at 694 Straits Turnpike, Watertown, Ct in an B-SC Business Shopping Center District
 - b. Public Hearing March 4, 2009 Site Plan/Special Permit #260 for the City of Waterbury's Bureau of Water for the construction of a pump house located at the Wigwam Reservoir in an R-90 Residence District
 - c. Public Hearing an application March 4, 2009 by the Watertown Planning and Zoning Commission to amend the Town of Watertown Subdivision Regulations Add Section 5.2.5.17 Common Driveways
 - d. Regular Meeting March 4, 2009

5. Staff Report

6. Articles on agenda

- a. Applicant: Hardrock Development
Re: Text Amendment to Section 42-
Restricted Industrial IR-80 and IR-
200 Districts, Add: Section 42.3.10
Building or Construction Contractors
with no outside storage of
unregistered vehicles, equipment,
materials or supplies in an IR-200 to
the Permitted Site Plan Uses
- b. Applicant: Corbett F.Group
Re: Special Permit # 262
Home Occupation
At: 35 Cutler Street, Watertown
Zone: R-10F (Withdrawn)
- c. Applicant: Antoinette Pelegano
Agent: Paul Bunevich, Land Data
Re: 3 lot subdivision
At: Chimney Road, Watertown
Zone: R-90
- d. Applicant: Paula LaBonte, YMCA
Re: Site Plan/Special Permit #261 for
amphitheater, two pavilions and a
play scape to the day camp and
outdoor center
At: Smith Pond Road, Watertown
Zone: R-90 Residence District
- e. Applicant: W.I.D.E. LLC
Re: **Zone Change
IR-80 to B-SC**

Text Amendment to Section 33 –
Shopping Center Business District
(BSC) **Add: Section 33.3.10**
Automotive Repair and service

facilities providing that all maintenance, repair, body work and automobile washing shall be conducted entirely within an enclosed building

Add Section 33.5.5 In the B-SC District More than one principal use and/or more than one principal building to be permitted

- f. Applicant: Dominic DiNunzio
Re: Section 65 Filling of Land
2,000 cubic yards of fill
Site Plan Approval
3 Family Dwelling
At: 177 Riverside Street, Oakville
Zone: R-G
- g. Applicant: Becky Matthews
Re: Site Plan/Special Permit #263
For an accessory dwelling
At: Park Road, Watertown
Zone: R-90
(Public Hearing Required)
- h. Applicant: D'Amico & Associates
Re: Preliminary discussion of a 4,000
Sq. Ft. professional office house
style building
At: 5 Bunker Hill Road, Watertown
Zone: R-T Zone
- i. Applicant: Taft School
Agent: Ron Bomengen, Milone and
McBroom
Re: Security Office/generator enclosure
For the dining hall project
At: 110 Woodbury Road, Watertown
Zone: R-20F

- j. Applicant: Planning and Zoning Commission
Re: Text Amendment and Zoning Map
Change to lay zoning regulations on
Properties coming into Watertown
From Waterbury
Zone: B-C – Central Business District

9. Old Business

- a. Zoning Map Update
- b. Workforce Housing Grant
- c. Text amendments initiated by Commission members:
 - 1. Parking Regulations: G. Martin
 - 2. G. Dupliese: Lot sizes
 - 3. R. Rondeau: Open spaces
 - 4. Other text amendments
 - a. Zoning Board of Appeals Request – Text amendment to Section 32.6.2 of the Zoning Regulations concerning maximum building height in a Local Business District.

10. New business

- a. Oakwood Acres Phase 2 – Release of one year maintenance bond Angelo Tedesco
- a. Watertown High School Bond Release for sedimentation and erosion control in the amount of \$22,990.00
- b. Judson Elementary School Bond Release for erosion and sedimentation control and storm water drainage for the months of February and March, 2009 in the amount of \$149,750

11. Chairman's Report

12. Adjournment

