

Town of Watertown
Planning and Zoning Commission
Regular Meeting
Motion Sheet

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

1. Call meeting to order [9:40:36 PM](#)

2. 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

Duane sat in for G. Dupliese

3. Public Participation

4. 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

[9:56:51 PM](#)

By unanimous consent, place on file

5. 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

By unanimous approve minutes

6. Staff Report

By unanimous consent move 6-a to 1-d

7. Articles on agenda

- | | | |
|----|-------------------|---|
| a. | Applicant:
Re: | Hardrock Development
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 |
|----|-------------------|---|

MOTION: George moved to table

SECOND: Mancini.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

b. Applicant: Corbett F. Group
Re: Special Permit # 262
Home Occupation
At: 35 Cutler Street, Watertown
Zone: R-10F (Withdrawn)

MOTION: Blais moved to accept withdrawal letter
SECOND: Russ.

[9:58:45 PM](#)

c. Applicant: Antoinette Pelegano
Agent: Paul Bunevich, Land Data
Re: 3 lot subdivision
At: Chimney Road, Watertown
Zone: R-90

[9:59:31 PM](#) MOTION: Masayda moved to table application
SECOND: Martin.

[9:59:52 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0

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

MOTION: Masayda moved to table application

SECOND: Mancini.

[10:00:16 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

e. Applicant: W.I.D.E. LLC
Re: Zone Change
IR-80 to B-SC

[10:02:51 PM](#)

The Commission approves the application to amend the zoning map from IR-80 Zoning District to a B-SC zoning district at property located at 162 Commercial Street and as detailed in the metes and bounds described in a letter dated March 3, 2009 and as published in the Town Times newspaper and also in the Town Clerk's Office

MOTION: Russ moved to approve the application

SECOND: Mancini.

[10:03:53 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

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

[10:04:30 PM](#)

Add to Section 33.3. 10 the words 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

MOTION: Russ moved to approve

SECOND: George.

[10:07:42 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

MOTION: Blais moved that the effective date of the text amendment and zone change will be April 10, 2009

SECOND: Mancini

[10:08:31 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

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

MOTION: Martin moved to table

SECOND: Russ.

[10:18:54 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

g. Applicant: Becky Matthews
Re: Site Plan/Special Permit #263
For an accessory dwelling
At: Park Road, Watertown
Zone: R-90
(Public Hearing Required)

[10:19:27 PM](#)

MOTION: Mancini moved to accept the application for review and schedule a public hearing for May, 6, 2009

SECOND: Russ.

[10:20:08 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

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

No action taken – applicant requested to be placed on the May, 2009 agenda for preliminary discussion

J. Blais left meeting at 10:25PM
R. Rondeau sat in for J. Blais

i. Applicant: Taft School
Agent: Ron Bomengen, Fuss & O'Neill
Re: Security Office/generator enclosure
For the dining hall project
At: 110 Woodbury Road, Watertown
Zone: R-20F

[10:38:02 PM](#)

MOTION: Russ moved to accept the application for review and schedule a public hearing for May, 2009
SECOND: Mancini.

[10:38:29 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

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

MOTION: Martin moved to set a public hearing on June 3, 2009 at 7:00PM in the Technology Room of the Watertown High School, 324 French Street, Watertown, CT for a zoning map change to the Town of Watertown Zoning Map to lay the zoning regulations for a B-C Central Business District on the properties formerly in the City of Waterbury and annexed to the Town of Watertown, CT on July 1 2009 for the land described below:

Metes and Bounds Description
Revised County/City/Town between Waterbury and Watertown, CT

Beginning at a point on the southerly boundary line of N/F New York – New Haven & Hartford Rail Road Company (N.Y. N.H. & H.R.R.) at the intersection of the Existing Town and County Line, thence northerly along the southerly line of N.Y. N.H. & H.R.R. along a curve with a radius of 670.28 feet and an arc length of 161.57 feet, to a point, thence northerly along the southerly line of N.Y. N.H. & H.R.R. a distance of 575.65 feet on a bearing of North 55 degrees, 40 minutes and 2 seconds East to a point, thence northerly along the southerly line of N.Y. N.H. & H.R.R. along a curve with a radius of 1399.69 feet and an arc length of 94.59 feet, to a point on the northerly street line of Watertown Avenue (Conn. Route 73) thence southerly along the northerly street line of Watertown Avenue a distance of 391.50 feet on a bearing of South 73 degrees, 12 minutes and 15 seconds East, to a point, thence southerly along the northerly street line of Watertown Avenue along a curve with a radius of 1388.53 feet and an arc length of 250.50 feet, to a point, thence northerly along the westerly street line of Falls Avenue a distance of 446.20 feet on a bearing of North 18 degrees, 46 minutes and 25 seconds to a point, said point being the intersection of the westerly street line of Falls Avenue and the existing Waterbury/Watertown town and county line, as shown on map entitled “Revised Town and County Line at Watertown Avenue and Falls Avenue”, prepared by Robert Sager, Licensed Land Surveyor, Number 18831, Engineering Department, Town of Watertown, dated February 6, 2009, on file as Map #3-61C in the Watertown Department of Public Works.

SECOND: Russ.

[10:41:18 PM](#)

VOTE

AYES:

Minnich, Martin, Masayda, Russ, Mancini, Rondeau and George.

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

9. Old Business

a. Zoning Map Update

Ms. Mulcahy said we have a purchase order and contract, zone changes have been sent to Tighe and Bond for them to do a draft. Chairman Minnich said to be sure the zone change for Waterbury would be included on the new map.

[10:42:11 PM](#)

b. Workforce Housing Grant

Ms. Mulcahy said the application is at the Office of Policy and Management but nothing is happening right now.

c. Text amendments initiated by Commission members:

1. Parking Regulations: G. Martin

[10:43:26 PM](#)

G. Martin said he spoke with Attorney Hess who will hopefully give the Commission an update next month

2. G. Dupliesse: Lot sizes - No action – Mr. Dupliesse not present

3. R. Rondeau: Open spaces

[10:44:00 PM](#)

Mr. Rondeau discussed this subject and said that the Commission is trying to reduce development and maximize open space and suggests raising from 10% to 15% open space unless the Commission accepts less if they so wish

Mr. Rondeau also discussed the definition of open space - requires at least 75% of land designed as open space be classified as upland soil and no slopes in excess of 12% -

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.

MOTION: Martin moved to establish a public hearing to amend Section 32.6.2 to state the maximum height is 2 stories and 30 ft high for June, 2009 [10:53:28 PM](#)

SECOND: Russ.

[10:54:17 PM](#)

VOTE

AYES:

Minnich, Martin, Masayda, Russ, Mancini, Rondeau and George.

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

10. New business

- a. Oakwood Acres Phase 2 – Release of one year maintenance bond
Angelo Tedesco

G. Martin left at 11:00PM

MOTION: Masayda moved to release \$41,447.67 for Oakwood Acres estates

SECOND: Mancini.

[11:01:53 PM](#)

VOTE

AYES:

Minnich, Masayda, Russ, Mancini, Rondeau and George.

NAYS: None.

MOTION UNANIMOUS PASS 6-0.

- b. Watertown High School Bond Release for sedimentation and erosion control in the amount of \$22,990.00

MOTION: Russ moved to approve the Watertown High School bond release in the amount of \$22,990.00

SECOND: None.

[11:02:12 PM](#)

VOTE

AYES:

Minnich, Masayda, Russ, Rondeau and George.

NAYS: None.

MOTION UNANIMOUS PASS 5-0.

- c. 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

MOTION: Russ moved to approve the release of \$149,750 for Judson Elementary School bond

SECOND: Mancini.

[11:02:39 PM](#)

VOTE

AYES:

Minnich, Masayda, Russ, Mancini, Rondeau and George.

NAYS: None.

MOTION UNANIMOUS PASS 6-0.

- d. Staff report

Ms. Mulcahy gave a report

11. Chairman's Report

12. Adjournment

MOTION: Mancini moved to adjourn at 11:14PM

SECOND: Russ.

adjourn [11:14:38 PM](#) >

VOTE

AYES:

Minnich, Masayda, Russ, Mancini, Rondeau and George.

NAYS: None.

MOTION UNANIMOUS PASS 6-0.