



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
Regular Meeting
Amended Agenda

Time: 6:30PM
Date: Wednesday, April 7, 2010
Place: Watertown High School
Lecture Hall
324 French Street
Watertown, CT

1. Call meeting to order
2. Roll Call
3. Public Participation
4. Communications and Bills
 - a. The Habitat, Spring 2010, Volume 22, Number 1
 - b. Council of Governments Minutes February 11, 2010
 - c. Letter dated March 19, 2010 from Peter Dorpalen, COG to Charles Frigon, Town Manager Re: Rujack property located along the Watertown Greenway long Steele Brook.
 - d. Letter dated March, 2010 from James Sipperly, King's Mark RC&D Council to Municipal Officials Re: brochure for Environmental Review Team Program
 - e. Attorney Warren Hess invoice for legal services - \$2,950 Commission's Connecticut Supreme Court expenses for litigation: Concerned Citizens for Preservation of Watertown v. P&Z Commission

5. Meeting Minutes
 - a. Special Meeting February 17, 2010
 - b. Special Meeting February 17, 2010 (Subcommittee)
 - c. Regular Meeting March 3, 2010
 - d. Special Meeting Executive Session March 17, 2010
 - e. Motion Sheet Special Meeting March 24, 2010

6. Staff Report
 - a. Status of incentive housing
 - b. Other

7. Chairman's Report
 - a. Economic Development Strategy
 - b. Other

8. Old Business
 - a. Text amendments initiated by Commission members:
 1. Zoning Regulations – Parking: G. Martin
 2. Zoning and Subdivision Regulations – 2004 CT DEP Storm Water Quality: Chuck Berger, Town Engineer
 3. Zoning Regulations – Section 51, “Site Plans”: D. Minnich
 - b. Planning and Zoning Operations Committee

9. New Business
 - a. Munson Estates - consider approval of “Bond Obligation Schedule” pursuant to Subdivision Regulations Section 3.4
 - b. Pelegano Estates - consider approval of “Bond Obligation Schedule” pursuant to Subdivision Regulations Section 3.4
 - c. Highview Estates bond reduction
 - d. Watertown High School bond reduction
 - e. Polk Elementary School bond release in the amount of \$3,631.00.
 - f. Judson School bond reduction

10. Public Hearings
 - a. Zone Change from ARS Associates for a zone change from RG to IG-80 located at 18 Falls Avenue, Oakville, CT
 - b. Zone Change from TGB Properties for a zone change from RG to IG-80 located at 25 Falls Avenue, Oakville, CT

11. Articles on Agenda

- a. Applicant: John Seelenbinder & Christina Robb
Re: Lot Line Revision
At: Guernseytown Road
Zone: R-30
Action: Consider Acceptance
- b. Applicant: ARS Associates
Agent: Franklin Pilicy
Re: Zone Change RG-To IG-80
At: 18 Falls Avenue, Oakville
Zone: RG
Action: Decision by June 11, 2010 if the Public Hearing is closed.
- c. Applicant: TGB Properties
Agent: Franklin Pilicy
Re: Zone change RG to IG-80
At: 25 Falls Avenue, Oakville
Zone: RG
Action: Decision by June 11, 2010 if the Public Hearing is closed.
- d. Applicant: Gateway Bible Church
Agent: Edward Rousseau
Re: Site Plan/Special Permit #292
Freestanding Sign and
Fee Waiver Request
At: Gateway Bible Church
500 Buckingham Street, Oakville
Zone: R-12.5
Action: Requires a Public Hearing by
June 11, 2010.
- e. Applicant: Denise Benemerito
Agent: Scott Meyers, Meyers Associates
Re: Site Plan for Natural & Organic Pet Food
Store
At: Main Street, Watertown
Zone: B-G
Action: Decision Required by June 11, 2010

- f. Applicant: Planning and Zoning Commission
 Re: Zone Text Amendments:
 (1) New Section 37 “Medical and General Business District (B-MG)”
 – Permitted Site Plan Uses
 (2) Section 3 “Establishment of Zones” (add B-MG District)
 Action: Requires a Public Hearing (no date specific)
- g. Applicant: Planning and Zoning Commission
 Re: Zone Boundary Line Amendment IR-80 to B-MG District
 At: Properties fronting north side of Buckingham Street from Route 262 to Calendar Road, Watertown
 Action: Requires a Public Hearing (no date specific)
- h. Applicant: J. Masi, C. Adams, M. Masayda
 S. Masayda, J. Wick
 Re: Zone Text Amendment to Section 42 Permitted Site Plan Uses
 Action: Requires a Public Hearing by June 11, 2010
- i. Applicant: Town of Watertown
 Agent: Chuck Berger
 Re: Site Plan/Special Permit 293
 Section 66 – Development in Flood Prone Area
 At: Sunnyside Avenue, Oakville
 Zone: R12.5/R.30
 Action: Requires a Public Hearing by June 11, 2010
- j. Applicant: Town of Watertown
 Agent: Roy Cavanaugh, Director of Public Works
 Re: C.G.S. 8-24 Review
 Open Space Grant Application
 At: 2.5 acres in railroad right-of-way near Steele Brook and former WFD sewer plant, Main Street, Watertown
 Action: Consider approval

- k. Applicant: Town of Watertown
 Agent: Chief John Gavallas, Police Chief
 Re: C.G.S. 8-24 Review
 Police, Fire, and Public Works
 Communication Facilities and Equipment
 Action: Consider approval
- l. Applicant: Planning and Zoning Commission
 Re: Zoning Text Amendments
 (1) Section 64, “Earth Materials
 Removal and Moving / Grading /
 Excavating, and Filling of Land”
 (2) Section 65, “Filling of Land” –
 delete and combine with Section
 64
 (3) Section 5, “Language and
 Definitions” - definitions for Clean
 Fill, Filling, Sediment, Soil,
 Unacceptable Fill, Unacceptable
 Soil, and ZEO.
 (4) Section 1, “Intent and Purpose”
 Action: Requires a Public Hearing (no date specific)
- m. Applicant: Reflections Condominiums
 Agent: Russell Antonacci
 Re: Site Plan/Special Permit #294
 Mail Box Canopy
 At: 166 Ice House Road, Watertown
 Zone: R-30/PCD
 Action: Requires a Public Hearing

12. Adjournment