



Town of Watertown Connecticut

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Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland

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Town of Watertown Planning and Zoning Commission Special Meeting Minutes

Time: 6:30PM
Date: Wednesday, April 21, 2010
Place: Watertown High School
Lecture Hall
324 French Street
Watertown, CT

1. Call meeting to order

Chairman Minnich called the meeting to order at 6:30PM.

2. Roll Call

Ms. Allen executed the roll call.

Members Present: Chairman Mr. David Minnich

Mr. Ronald Russ

Mr. Carl R. Mancini

Alternate, Mr. Ken DeMirs

Alternate, Mr. Duane George

Absent:

Vice Chairman, Mr. Gary Martin

Mr. Jim Blais

Ms. Marie Genovese

Mr. Richard Rossi

K. DeMirs sat in for R. Rossi

D. George sat in for J. Blais

3. Communications and Bills

- a. Joseph D. Masi and Margaret LaFlamme Vs. Watertown Planning and Zoning Commission

4. Old Business

a. Text amendments initiated by Commission members:

1. Zoning Regulations – Parking: G. Martin

G. Martin was absent – no discussion

b. Planning and Zoning Operations Committee

1. Fees Ordinance

Chairman Minnich discussed the Fees Ordinance for land use permitting and applications and asked for comments from the Commission before the Town Council Business Development Subcommittee meeting on April 26, 2010.

For example Taft School was outrageous in terms of the computations for \$30,000.00. Last week Reflections for the mailbox canopy it was \$2,400.00 construction cost and the fee was over \$700.00.

Mr. Minnich explained the different processes for the P & Z applications and what is covered from the fees for town expenses.

Board Member Concerns

Mr. Demirs asked if the committee has looked into any research what other towns charge.

Mr. Minnich replied the answer is yes.

Mr. Demirs commented should we be accumulating funds to upgrade technology someday.

Mr. Minnich said in some instances we generate more money than our expenses because of the volume; the Town Council does not recognize that extra fee.

Mr. Mancini when you bill out for services you do not put into account lights, rent, benefit, and vacation and is not built into this, there are overhead costs that have to be included into that fee.

Mr. Minnich said overhead costs are not included in this, excepting fringe benefits.

Mr. Demirs how do you differentiate the different processes and what to charge for fees.

Mr. Minnich most cases with a site plan the most significant cost to us are the inspections, they are required to put in 3% of the bond or the construction costs to which we then refund what we do not spend. Ms. Mulcahy and Mr. Raffey's time should be charged against that 3%. Time for town staff as well as consultants is all paid for by the individual. We need to remember the purpose of this initiative is we wanted to encourage people to come to town and encourage development.

The Commission felt the costs of salaries and employee benefits should be included in the fees. Mr. Mancini said he would like indirect costs also to be included in the fee.

5. New Business

a. Polk School Bond Release in the amount of \$5,000.

Text of Motion: Approve bond release

Motion made by: C. Mancini

Second by: R. Russ

All in favor

b. Review Plan of Conservation and Development regarding municipal offices.

Item discussed under 6-g

6. Articles on Agenda

- a. Applicant:** ARS Associates
Agent: Franklin Pilicy
Re: Zone Change RG-To IG-80
At: 18 Falls Avenue, Oakville
Zone: RG
Action: Accept withdrawal letter

Mr. Minnich said you have before you a letter of withdrawal for that application for a zone change.

Board Member Concern

Mr. Mancini asked about the application fee being waived, that is if they only want to come back in a year.

Text of Motion: The Commission accepts the application withdrawal for the zone change from an RG to an IG-80 at 18 Falls Avenue and if the applicant files a similar application within one year the fees that have been paid will be applied to that application.

Motion made by: C. Mancini
Second by: R. Russ
All in favor

- b. Applicant:** TGB Properties
Agent: Franklin Pilicy
Re: Zone change RG to IG-80
At: 25 Falls Avenue, Oakville
Zone: RG
Action: Accept withdrawal letter

Mr. Minnich said you have before you a letter of withdrawal.

Text of Motion: The Commission accepts the application withdrawal for the zone change from an RG to an IG-80 at 25 Falls Avenue and if the applicant files a similar application within one year the fees that have been paid will be applied to that application.

Motion made by: C. Mancini
Second by: R. Russ
All in favor

Ms. Mulcahy said this was all one application we divided it to make it easier to understand.

- c. Applicant:** Robert Cabell
Re: First Cut
At: 261 Dalton Street, Oakville
Zone: R-12.5

Ms. Mulcahy I do have the deeds and it does show that it existed since 1930. This is a first cut and it straight forward and it is an acceptance.

Board Member Concerns

Mr. George said you are satisfied that it meets the regulations.
Ms. Mulcahy replied yes.

Mr. Minnich asked what is being created by this division is two buildable lots.

Ms. Mulcahy replied yes.

Text of Motion: Approve the first cut for lot line revision

Motion made by: D. George
Second by: C. Mancini
All in favor

- d. Applicant:** Planning and Zoning Commission
Re: District Boundary Line Amendment
Lift R-T Residential Transition Overlay
Zone to revert back to R-30 Residence
District
At: Buckingham Street, Portland Street, Echo
Lake Road to the back properties of
Mount Fair Drive, Watertown
Action: Requires a public hearing (no specific
date)

Mr. Minnich asked Ms. Mulcahy to take a look at the RT zone; we had some concerns and problems. These zones have been laid we could not find documentation, it is on the map. The intent of the Commission when someone comes in for an application when they want to do the RT the residential transitions uses when it is proposed they would have to come to this Commission and apply for a zone change to lay the lines. It is taking a line up to which I have concerns as to whether it was laid.

Text of Motion: Establish a public hearing for June 2, 2010 at 6:30PM in the Watertown High School Lecture Room for the purpose of a Planning and Zoning Commission boundary line adjustment that lifts the RT Residential Transition Zone at Buckingham Street, Portland Street, and Echo Road to the back properties of Mount Fair Drive, Watertown.

Motion made by: C. Mancini
Second: K. DeMirs
All in Favor

- e. Applicant:** **Planning and Zoning Commission**
Re: **District Boundary Line Amendment**
Lift R-T Residential Transition Overlay
Zone to revert back to R-12.5 Residence
District
At: **Straits Turnpike, Bunker Hill Road and**
Davis Street Extension
Action: **Requires a public hearing (no specific**
date)

Mr. Minnich said the application is the very same one excepting the issue the corner property of Straits Turnpike and Bunker Hill. The one across the street is to lift that zone so they will now come to us when they have an application to lay that zone.

Text of Motion: Establish a public hearing for June 2, 2010 at 6:30PM in the Watertown High School Lecture Room for the purpose of a Planning and Zoning Commission boundary line adjustment that lifts the RT Residential Transition Zone at Straits Turnpike, Bunker Hill Road and Davis Street Extension.

Motion made by: C. Mancini
Second: K. DeMirs
All in Favor

G. Martin arrived at the meeting at 7:03PM

f. Applicant: **Dijanna Barbino**
Dijanna Restaurant, LLC
Re: **Site Plan Authorization for alternate**
Parking Location
At: **Casa Dijanna**
545 Main Street, Watertown
Location: **BC-F**
Action: **Authorization**

Dijanna Barbino

I am requesting to put a patio at my restaurant and it would be right beside the building and will be fenced in. Ms. Barbino submitted a drawing and a site plan.

Ms. Mulcahy said to the Commission you are not approving the patio because she is in the Fire District that could be done administratively, what it is the square footage of the restaurant and with the addition to it requires 46 parking places her site there are 6 parking places. In the Fire District there is a provision the commission can offer alternative parking places to park in Thomaston Bank, Dry Cleaners, and the Movie Theater.

Ms. Barbino said when she opened the restaurant she approached them to use their parking spots.

Ms. Mulcahy said she is asking for an authorization for alternate location parking.

Text of Motion: Approve authorization for alternate location of parking.

Motion made by: C. Mancini
Second by: K. DeMirs
All in favor

Board Member Concerns

Mr. Minnich asked the patio flooring.

Ms. Barbino we are either going with stamped concrete or a more European style maybe travertine.

Mr. Minnich asked about drainage because it is adjacent to a sidewalk.

Ms. Barbino it will be dug out and poured concrete, raise it up with a stone wall all around with have an access pipe in the back.

Mr. Minnich said the drainage will not be going to the sidewalk.

Ms. Barbino replied no.

Mr. Minnich asked if she was going to keep the evergreen trees.
Ms. Barbino said the trees will stay.

Mr. Martin arrived at 7:00.

- g. Applicant: Robert Porter, Chairman
Watertown Public Building Committee
Re: 8-23 for consolidation of Watertown
municipal buildings
Action: Consider approval**

Mr. Minnich said several weeks Town Council authorized the Public Buildings Committee to get consulting services to assist them in preparation of both specs and cost analysis for renovation work on the current Town Hall, as well as the possible new Town Hall at Hemingway Park School.

This letter is authorized under section 8-23 for us to respond to Mr. Porter and that is the intent here. Hemingway Park School as we have said in the letter for 2007 should be the New Town Hall. Administrative Offices are the ones proposed to go into that building. Having these offices there will improve efficiency of local government and to protect and safeguard the town records. Mr. Minnich explained the different sources of possible funding, use of the general fund and sale of the Town Annex and Town Hall, cost savings using one building and bonding. The priority that is suggested in this letter in terms of relocating employees to the Town Hall would first be those in Depot Square and the Town Hall and the issue with the New Town Hall is the vault which may take time.

Board Member Concerns

Mr. Demirs asked the Town Annex being donated in the paper.

Mr. Minnich replied the portion of the property 50 feet of street frontage adjacent to the Library share common property, this land would be proposed to be given title to the Watertown Library for future expansion and parking. The remaining property from the Annex would be sold.

Mr. Mancini was concerned about bonding ratings taking money from the general fund might fall below the 7% level. Everything should go to the voters to vote on.

Mr. Minnich replied it is not just taking money from the general fund the suggestion coming from us the amount they would take would be no more than what would be the estimated value and sale at some point in the future from the sale of the Town Hall Annex.

Mr. Martin asked if there is anything before us that is going to be bonded.

Mr. Mancini replied the 1.8 million for new radios.

Mr. Martin asked are we looking to support this position.

Mr. Minnich replied Mr. Porter and the Public Buildings Committee has asked for 8-23 review. This says we as a Commission how we are interpreting and the funding would be as we talked about.

Mr. Minnich does not share Mr. Mancini opinion the money is going to get paid back as soon as the market is appropriate selling the Town Hall & Annex.

Mr. Mancini questioned how much more money do we have to put in these studies.

Mr. Minnich clearly what is needed is to do some work. There are issues with electrical, asbestos and the thought is to identify that. The most significant issue with regards Town Hall is the vault the cost and work that need to be done. What I mentioned none of which is duplicated on what has been done.

Mr. Mancini said let take this to the voters.

Mr. Minnich said the thought is to do the project to get people out these buildings as quickly as possible and do in phases. That is what these studies should be about.

Mr. Martin said if we send this, we are just giving our support to the movement to keep it moving.

Mr. Mancini I agree 100% we need to get out of the old Town Hall. I agree to sell the annex and I agree to get out of depot square mall. What I do not agree with is taking money out of the fund balance to do it.

Mr. Martin said now is better than later, the situation at Town Hall has been shown to be detriment to their health. If we got a mechanism to get us out of that now and get it started.

Mr. Minnich said the Munson House when does that get done what then is that building going to be used for. Lastly is to expand storage outside for water and sewer.

Mr. Minnich it updates currently our plan of development for 2007.

Text of Motion: Approve the April 21, 2010 letter to Robert Porter, Chairman Public Buildings Committee, for the Commission 8-23 review that Mr. Porter requested for the consolidation of municipal offices.

Motion made by: D. George

Second by: G. Martin

Aye: D. Minnich, R. Russ, K. DeMirs, D. George, G. Martin

Nay: C. Mancini

With a vote of 5 in favor and 1 against, the motion passes.

7. Adjournment

Text of Motion: Adjourn at 7:33PM

Motion made by: D. George

Second by: R. Russ

All in favor