



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

Time: 6:30PM
Date: Wednesday, May 5, 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. Letter dated April 12, 2010 to Charles Frigon, Town Manager, from Diane Duva, DEP Re: Notice of Tentative Determination, Watertown Landfill Located on Old Baird Road, Watertown, CT.
 - b. Attorney Paul Jessell invoices for legal services in the amount of \$8,160.00
 - c. Memo from Carolyn Nadeau, Assessor dated April 9, 2010 to Ruth Mulcahy Re: Zone change for 18 Falls Avenue
 - d. Council of Government Minutes March 12, 2010
 - e. Letter from Paul Stacey, DEP, to David Radka, CT. Water Company Re: Level A Mapping for the Reynolds Bridge Well Field, Thomaston, CT; Dated February, 2010.

- f. COG Referral Re: Zoning text amendment Section 42, Restricted Industrial IR-80 and IR-200, zoning map amendment (B-MG) in the vicinity of 777 Echo Lake Road, Watertown and Zoning text amendment (B-MG).
- 5. Meeting Minutes
 - a. Special Meeting April 21, 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
 - b. Planning and Zoning Operations Committee
- 9. New Business
 - a. Discussion on holding two monthly Planning and Zoning Commission meetings
 - b. Watertown High School bond reduction
 - c. Polk Elementary School bond reduction
 - d. Judson School bond reduction
- 10. Public Hearings
 - a. Site Plan/Special Permit #292 for a freestanding sign located at Gateway Bible Church 500 Buckingham Street, Oakville, CT in an R-12.5 District.
 - b. Site Plan/Special Permit #293 of the Town of Watertown's Department of Public Works for Section 66 - Development in a Flood Prone Area located on Sunnyside Avenue, Oakville, CT in an R-12.5/R-30 District

- c. A proposed zoning text amendment by the Town of Watertown’s Planning and Zoning Commission for Article VI, Section 64, “Earth Materials Removal and Moving/Grading/Excavating and Filling of Land”; Section 65 “Filling of Land” – delete and combine with Section 64; Section 5 “Language and Definitions” – definitions for Clean Fill, Filling, Sediment, Soil, Unacceptable Fill, Unacceptable Soil and ZEO; and Section 1 “Intent and Purpose”
- d. A proposed zoning text amendment by the Town of Watertown’s Planning and Zoning Commission in Article III – Business Districts - for a new Section 37 - ”Medical and General Business District (B-MG) and Article I, Section 3, “Establishment of Zoning Districts” to add B-MG District located adjacent to and across from and at 777 Echo Lake Road, Watertown, CT.
- e. A proposed zoning map amendment by the Town of Watertown’s Planning and Zoning Commission for a Zone Boundary Line Amendment from an IR-80 to a B-MG District, General Business Medical Zone for properties fronting the north side of Buckingham Street from Route 262 to Calendar Road, Watertown, CT.
- f. An application to amend the Text of the Town of Watertown Zoning Regulations, Article IV as follows:
Section 42.3 Permitted Site Plan Uses:

Section 42.3.2 Research or Development Facilities **Add: including medical**

Add: 42.3.9 General, Medical or Professional Offices

Section 42.4 Special Permit Uses:

42.4.2 Health or fitness clubs, tennis or racquet clubs Delete :*(Remove: only as part of a unified complex)

Add: 42.4.7 Hospitals, convalescent or nursing homes
Add: 42.4.8 Rehabilitation facilities

11. Articles on Agenda

- a. Applicant: Crystal Rock bottled Water
Agent: Tim Descoteaux
Re: Site Plan – Deck 12’x12’
At: 1050 Buckingham Street, Watertown
Zone: IR-200
Action: Decision by July 9, 2010

- b. Applicant: Tony & Sons Seafood, LLC
 Re: Site Plan, building addition 18'X30' to an existing retail building
 At: 639-629 Main Street, Oakville
 Zone: B-G
 Action: Decision by July 9, 2010
- c. Applicant: Gateway Bible Church
 Agent: Edward Rousseau
 Re: Site Plan/Special Permit #292
 Freestanding Sign
 At: Gateway Bible Church
 500 Buckingham Street, Oakville
 Zone: R-12.5
 Action: Decision by July 9, 2010 if the Public Hearing is closed May 5, 2010
- d. 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: Decision by July 9, 2010 if the public Hearing is closed May 5, 2010.
- e. 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: Decision at Commission’s Discretion

- 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: Decision at Commission’s Discretion
- 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: Decision at Commission’s Discretion
- h. Applicant: J. Masi, C. Adams, M. Masayda
 S. Masayda, J. Wick
 Re: Zone Text Amendment to Section 42 Permitted Site Plan Uses
 Action: Decision by July 9, 2010 if Public Hearing is closed by May 5, 2010
- i. Applicant: Taft North, LLC/Baldwin School
 Agent: Attorney Franklin Pilicy
 Re: Zoning Regulation/Text Change (new) for Baldwin School reuse
 Proposed Amendment to Article DC – Watertown Fire District, Section 83.22 Residence R-10F
 At: North Street, Watertown
 Zone: R-10F
 Action: Public Hearing required by July 9, 2010
- j. Applicant: Wishbone Realty
 Agent: Attorney Franklin Pilicy
 Re: Preliminary Discussion Site Development Plan
 At: 1128 and 1142-1156 Main Street, Watertown
 Zone: B-G
 Action: Discussion only

- k. Applicant: Honda of Watertown
 Agent: Attorney Franklin Pilicy
 Re: Preliminary Discussion Site Plan
 Modification
 At: 774 Straits Turnpike Watertown
 Zone: B-SC
 Action: Discussion only
- l. Applicant: Taft School
 Agent: Carmody & Torrance LLP
 Re: Site Plan/Special Permit #294
 For Non-profit School Use
 At: 25 ,37 & 51 The Green (Formerly Christ
 Church Parish)
 Zone: R-10F
 Action: Public Hearing required by July 9, 2010.
- m. Applicant: Taft School
 Agent: Carmody & Torrance LLP
 Re: Site Plan/Special Permit #295
 Modification of Standards (Shared Parking)
 At: 25 ,37 & 51 The Green (Formerly Christ
 Church Parish)
 Zone: R-10F
 Action: Public Hearing required by July 9, 2010.

12. Adjournment