

Town of Watertown
Planning and Zoning Commission
Special Meeting
Motion Sheet

Time: 6:45PM
Date: May 6, 2009
Place: Watertown High School Technology Center
324 French Street
Watertown, CT

1. Call meeting to order at 6:50PM
2. Roll call

Members Present: D. Minnich, G. Martin, K. Demirs, R. Russ, C. Mancini, D. George, M. Masayda, C. Allen, Attorney Dov Burstein

Members Absent: J. Blais, G. Dupliesse, R. Rondeau

D. George sat in for J. Blais
K. DeMirs sat in for G. Duplissie

3. Executive Session - Litigation

Motion to go into executive session at 6:51PM

Motion: R. Russ,

Second :C. Mancini

Those going into Executive Session are all the members of the Commission present, Attorney Dov Braunstein and Carol Allen

The reason for going into Executive Session are for the items listed below.

- a. Hardrock Development v Watertown Planning and Zoning Commission
- b. Palumbo V. Planning and Zoning Commission
- c. Sebastian Douglas, Gloria Lynn, Elizabeth Wasiutynski, Bohdan Wasiutynski, Angela Maggi, Judith M. Wick, Jonathan Andrew and Glenn Lafreniere Vs. Watertown Planning and Zoning Commission
- d. Ballie Company vs. Planning and Zoning Commission

Present:

Chairman, Mr. David Minnich
Vice Chairman, Mr. Gary Martin
Secretary, Mr. Michael Masayda
Mr. Ronald Russ
Mr. Carl Mancini
Alternate, Mr. Ken Demirs
Alternate, Mr. Duane George

Absent:

Mr. Jim Blais
Mr. Glen Duplissie
Alternate, Mr. Ray Rondeau

Also Present:

Town Attorney, Mr. Dov Braunstein
Land Use Secretary, Ms. Carol Allen

MOTION: Russ moved to go into Executive Session

SECOND: Mancini.

7:34:10 PM

All the member of the Commission and those participating in the executive session came out of executive session and the matters discussed in executive session were Hardrock Development, Palumbo, Douglas Sebastian and the Baillie Company. No motion were made and no votes were taken

4. Adjournment

Text of Motion: Adjourn

Motion made by: D. George

Seconded by: K. Demirs

All aye

Town of Watertown
Planning and Zoning Commission
Public Hearing
Motion Sheet

Time: 7:00PM
Date: May 6, 2009
Place: Watertown High School Technology Center
324 French Street
Watertown, CT

7:34:18 PM **Present:** Chairman, Mr. David Minnich
Vice Chairman, Mr. Gary Martin
Secretary, Mr. Michael Masayda
Mr. Ronald Russ
Mr. Carl Mancini
Alternate, Mr. Ken Demirs
Alternate, Mr. Duane George

Absent: Mr. Jim Blais
Mr. Glen Duplissie
Alternate, Mr. Ray Rondeau

Also Present: Land Use Administrator, Ms. Ruth Mulcahy
Town Engineer, Mr. Chuck Berger
Town Attorney, Mr. Paul Jessell
Land Use Secretary, Ms. Carol Allen

D. George sat in for Blais
K. Demirs sat in for Dupliesse

1. Call meeting to order
2. Roll call

3. Hearing of applications

- a. Continuation of public hearing from March 4, 2009 An amendment to the Town of Watertown Zoning Regulations Section 42 – Restricted Industrial – IR-80 and IR-200 Districts

Add to Permitted Site Plan Uses

Section 42.3.11 – In an IR-200 District, Building or Construction Contractors with no outside storage of unregistered vehicles, equipment materials or supplies

MOTION: Mancini moved to close public hearing [7:42:49 PM](#)

Second: Russ

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

- b. Continuation of an application for Site Plan/Special Permit #261 from the YMCA for an amphitheater, two pavilions and a play scape to the day camp and outdoor center located at Camp Mataucha, Smith Pond Road, Watertown, CT in an R-90 Residence District.

MOTION: Martin moved to continue at later time in this meeting

SECOND: Mancini.

[8:01:08 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

[8:01:11 PM](#)

- c. An application for a Site Plan/Special Permit #263 of Becky Matthews for an accessory dwelling to be located at 895 Park Road, Watertown, CT in an R-90 Residence District

MOTION: George moved to continue public hearing

SECOND: Mancini

[8:10:48 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

[8:11:17 PM](#)

- d. An application for a Site Plan/Special Permit #264 of the Taft School for an addition of a security office/generator enclosure for the dining hall project located at 110 Woodbury Road, Watertown, CT in an R-20 Residence District.

MOTION: Masayda moved to close public hearing

SECOND: Russ.

close [8:39:31 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

[8:39:36 PM](#)

MOTION: Russ moved to continue public hearing that was previously tabled earlier in the meeting

SECOND: George.

[8:40:46 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

MOTION: Martin moved to close public hearing

SECOND: George.

[8:47:45 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Town of Watertown
Planning and Zoning Commission
Regular Meeting
Motion Sheet

Time: 7:30PM
Date: May 6, 2009
Place: Watertown High School Technology Center
324 French Street
Watertown, CT

1. Call meeting to order (at 8:53PM)

2. Roll Call

Present: Chairman, Mr. David Minnich
Vice Chairman, Mr. Gary Martin
Secretary, Mr. Michael Masayda
Mr. Ronald Russ
Mr. Carl Mancini
Alternate, Mr. Ken Demirs
Alternate, Mr. Duane George

Absent: Mr. Jim Blais
Mr. Glen Duplissie
Alternate, Mr. Ray Rondeau

Also Present: Land Use Administrator, Ms. Ruth Mulcahy
Town Engineer, Mr. Chuck Berger
Land Use Secretary, Ms. Carol Allen

[8:53:35 PM](#)

D. George sat in for J. Blais
K. Demirs sat in for G. Dupliesse

3. Public Participation
4. Communications and bills
 - a. 2010 Census
 - b. Inland Wetlands and Watercourses Regulations of the Town of Watertown, Connecticut, amended April 27, 2009

By unanimous consent place on file

5. Minutes
 - a. Continuation of public hearing from April 1, 2009 for a text amendment to the Zoning Regulations Section 42 – Restricted Industrial IR-80 and IR-200 Districts – Add Section 42.3.11 In an IR-200 District Building or Construction Contractors with no outside storage of unregistered vehicles equipment materials or supplies.
 - b. Public Hearing April 1, 2009 -an application for Special Permit #262 of Corbett F. Group for a home occupation located at 35 Cutler Street, Watertown, CT in an R-10F Residence District
 - c. Public Hearing April 1, 2009 an application of Antoinette Pelegano for a proposed three lot subdivision located on Chimney Road, Watertown, CT in an R-90 Residence District
 - d. Public Hearing April 1, 2009 An application for Special Permit #261 from the YMCA for an amphitheater, two pavilions and a play scape to the day camp and outdoor center located at Camp Mataucha, Smith Pond Road, Watertown, CT in an R-90 Residence District.
 - e. Public Hearing April 1, 2009 An application for a zone map change – IR-80 – Restricted Industrial to B-SC - Shopping Center Business District located at 162 Commercial Street, Watertown, CT
 - f. Public Hearing April 1, 2009 An application for a text amendment to the Watertown Zoning Regulations, Section 33 – Shopping Center Business District 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 and Add Section 33.5.5 in a B-SC District –
More than one principal use and/or more than one principal
building to be permitted.

g. Regular Meeting April 1, 2009

By unanimous consent approve minutes

6. Staff Report

7. 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

MOTION: Minnich moved that the application for the text amendment
Section 42.3.10 not be approved.

SECOND: Mancini

[9:26:32 PM](#)

VOTE

AYES: Minnich, Martin, Russ, Mancini, Demirs and
George,

NAYS: Masayda.

MOTION PASSED 6-1.- The application is not approved.

- b. 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

Text of Motion: **Whereas** the Watertown Planning and Zoning Commission received Special Permit #261/Site Plan modification application for 2 pavilions of 1200 sq. ft and 1250 sq. ft., a playscape and an amphitheater, located at Camp Mataucha, 270 Smith Pond Road, Watertown, CT in an R-90 Residence District which includes a Site Location Plan dated 2/16/09 with a final revision date of 4/1/09 and a Site Layout Plan dated 2/16/09 with a final revision date of 4/1/09; and

Whereas the Commission convened public hearings and received testimony and written reports from the public on April 1, 2009 and May 6, 2009;

IT IS THEREFORE RESOLVED, the Watertown Planning and Zoning Commission **APPROVES** Special Permit #261/Site Plan modification application for 2 pavilions of 1200 sq. ft and 1250 sq. ft., a playscape and an amphitheater located at Camp Mataucha, 270 Smith Pond Road, Watertown, CT for the Greater Waterbury YMCA with the following conditions:

1. All exterior lighting shall be full cut off fixtures as required in Article VI Section 61 Outdoor Lighting. The two lights at the amphitheater stage shall be permitted subject to the lights only being used when the stage is in use. These two lights need not conform to Section 61 of the Zoning Regulations on Outdoor Lighting Regulations.
2. Amplified sound shall be indoors which does not include pavilions for all events other than YMCA camp activities.
3. The maximum number of campers is 500 with 100 staff members.

4. Evening activities after 8 p.m. on the campground shall be designated for the camp children during the camping season from the last week of June through the end of August to preserve the character of the residential neighborhood.
5. No amplification of sound system shall be allowed by rental groups.
6. YMCA staff shall be present on the days the facility is rented to outside groups and shall enforce the conditions of approval including no amplification or sound system.
7. Groups shall not be allowed on Sundays other than for YMCA programs. Activities for rental groups shall be concluded by 8:00 p.m. in the evening.
8. A contact number for the person in charge of rental activities shall be on file in the Land Use Office.
9. All conditions of approval shall be listed on the final filing Mylar map.
10. Prior to Town officials signing a final A-2 Survey mylar site map and the two paper site map copies, the final map with a signature block for the Chairman of Planning and Zoning shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission. The signed mylar copy shall be filed on the Town of Watertown Land Records before a zoning permit is issued.

In accordance with Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after approval of the plan. Said five year period shall expire on May 6, 2014.

MOTION: Mancini moved to approve

SECOND: Russ

[9:57:33 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

c. Applicant: Becky Matthews
Re: Site Plan/Special Permit #263
For an accessory dwelling
At: 895 Park Road, Watertown
Zone: R-90

MOTION: Mancini moved to table

SECOND: Martin.

[9:58:29 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

- d. Applicant: Taft School
 Agent: Ron Bomengen, Fuss & O'Neill
 Re: Site Plan/Special Permit #264
 Generator enclosure
 For the dining hall project
 At: 110 Woodbury Road, Watertown
 Zone: R-20F

Text of Motion: Whereas the Town of Watertown Planning and Zoning Commission received a Special Permit # 264/Site Plan application for a generator enclosure approximately 17' x 28' to be relocated to an area 25 feet from Woodbury Road adjacent to the entranceway in an R-20F Residence District which includes a Boundary Survey of a Portion of the Taft School Main Campus VO-1 and VO-2 , Taft School Generator Enclosure & Security Office C-100 dated 3/27/09, Planting Plan for Generator Enclosure L-100 dated 3/25/09 prepared by Fuss & O'Neill 146 Hartford Road, Manchester, CT in an R-20F Residence District; and

Whereas, the Commission heard the application presentation on April 1, 2009 and May 6, 2009;

It Is Therefore Resolved the Watertown Planning and Zoning Commission **APPROVES** the Special Permit # 264/Site Plan application for a generator enclosure approximately 17' x 28' to be relocated to an area 25 feet from Woodbury Road adjacent to the entranceway in an R-20F Residence District with the following conditions:

1. This new location will void the prior approval of May 14, 2008 Site Plan approval for the generator location.
2. This approval does not include a security office.
3. The generator shall be soundproofed to reduce the noise level to meet the maximum sound levels of 45 decibels measured at the property line nearest the generator.
4. The generator shall be tested and operated at times electricity is supplied by the utility company during the hours of between 12:00

- p.m. to 3:00 p.m. on the first Wednesday of every month for the period of time not greater than one hour.
5. All exterior lights shall be full cut off fixtures in accordance with Article VI Section 61.4 Outdoor Lighting.
 6. Prior to Town officials signing a final A-2 Survey mylar site map and the two paper site map copies, the final map with a signature block for the Chairman of Planning and Zoning shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission. The signed mylar copy shall be filed on the Town of Watertown Land Records before a zoning permit is issued.
 7. A new tree shall be placed near the generator as determined by the Administrator of Land Use.

In accordance with Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after approval of the plan. Said five year period shall expire on May 21, 2014.

[10:04:02 PM](#)

MOTION: Martin moved to approve application

SECOND: Russ.

[10:06:35 PM](#)

VOTE

AYES:

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

e. Applicant: VFW Post
Agent: John Climie
Site Plan/Special Permit #266
Mechanical Plumbing and Heating
Re: 3 rooftop gas fired heating/electric
HVAC units
And request for fee waiver
At: 85 Davis Street, Oakville, CT
Zone: B-L

MOTION: Demirs moved that the Commission not accept the application and refer to the Zoning Enforcement Officer to process

SECOND: Masayda.

[10:10:36 PM](#)

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

f. Applicant: Town of Watertown
Agent: Chuck Berger
Re: Proposed Recreational Facility
Selection of Traffic Engineer
At: Veteran's Park,
Nova Scotia Hill Road, Watertown
Zone: R-30

R Russ left meeting at 10:20PM

MOTION: Martin moved to approve Frederick Clark Associates as the traffic engineer and the related consultant for this project and authorize the Administrator of Land Use to execute a contract with

Frederick Clark Associates based on the conversation the Commission had this evening.

SECOND: Mancini

[10:32:14 PM](#)

VOTE

AYES: Minnich, Martin, Masayda, Mancini, Demirs
and George.

NAYS: None.

MOTION UNANIMOUS PASS 6-0.

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

Text of Motion: Whereas the Watertown Planning and Zoning Commission received a subdivision application titled Pelegano Estates for a 3 Lot Residential Subdivision located on Thomaston Road, Old Highway Road off Chimney Road on 32.55 acres of land in an R-90 Residence District owned by the applicant Antoninette Pelegano, 83 Chimney Road, Watertown, CT 06795 which includes a Subdivision Map titled Pelegano Estates dated 3/16/09 with a final revision date of 4/27/09, a Site Development And Erosion Control Plan dated 3/16/09 with a final revision date of 4/27/09 prepared by Land-Data Engineers, 567 Watertown Avenue, Waterbury, CT;

Whereas the Commission held a public hearing and meetings on March 4, 2009, April 1, 2009 and May 6, 2009;

IT IS THEREFORE RESOLVED that the Watertown Planning and Zoning Commission approves the subdivision application titled Pelegano Estates for a 3 Lot Residential Subdivision located on Thomaston Road, Old Highway Road off Chimney Road on 32.55 acres of land in an R-90

Residence District owned by the applicant Antoninette Pelegano, 83 Chimney Road, Watertown, CT 06795 with the following modifications:

1. The Conservation Easement Areas to the Town of Watertown shall include all flagged wetlands and the 50' review area and shall be marked with Conservation Easement tags at intervals required by the Land Use Office before any site work has begun. A Conservation Easement document approved by the Town Attorney shall be recorded on the Land Records. Owners of each subdivision lot shall have standard conservation easement restrictions on their lots which are recorded in deeds on the Land Records. These restrictions are applicable to owners filing the deeds and to all future owners of the lots.
2. The Open Space shall be the Conservation Easement Area of 8.3 acres around a portion of the flagged wetlands and some of the review area along Route 6 on the western portion of the property.
3. All rear and side lot pins shall be placed before the issuance of a zoning permit.
4. All new utilities shall be underground and a waiver granted for above ground utilities for the existing house located on Lot 1.
5. The recommendations of the Town Engineer in a memorandum dated May 1, 2009 shall be followed.
6. There shall be no sidewalks.
7. There shall be no top soil or other earth materials removed from the site.
8. All maps shall meet the requirements of Section 4 of the Town of Watertown Subdivision Regulations.
9. The Subdivision maps shall label the boundaries of the town road and the town right of way.
10. The following is a list of required Easements, Deeds and/or documents to be provided to the Town of Watertown for review:

- a) Conservation Area Easements around the designated wetlands and the 50' review area to the Town of Watertown.
- b) Utility Easement for Lots 1 and 2.

11. The proposed town road shall be paved 24 feet wide and the road shall be constructed to Town standards and shall be acceptable to the Town Engineer and Director of Public Works.

12. A storm water management system for the lots and the road shall be reviewed and approved by the Town Engineer as recommended in a memorandum dated May 1, 2009.

13. The sight line improvements proposed by the developer shall be completed before a zoning permit is issued.

14. A Liability Agreement shall be filed to protect the Town from liability during construction of all subdivision improvements pursuant to Section 3.4.6.1.

15. A Certificate of Liability Insurance in favor of the town shall be provided and approved by the staff pursuant to Section 3.4.6.2 of the Town of Watertown Subdivision Regulations.

16. If there are sufficient existing native trees to be preserved along the extension of Chimney Road that are acceptable to the Administrator of Land Use and Town Engineer, the street trees will not be required to be planted. If street trees are required they shall be of a native variety shall be planted along both sides of the extension of Chimney Road at approximately one tree for every fifty feet of a size and type and size specified in the Subdivision Regulations. A tree bond must be posted to be held for a minimum of three years after planting or replanting.

17. A retro-reflective stop sign at the intersection of Chimney Road and Old Highway Road shall be installed at the discretion of the Watertown Police Commission.

18. The hammerhead shall be designed in accordance with 5.3.12.3 of the Subdivision Regulations.
19. A bond shall be posted for all public improvements in accordance with the bond policy adopted by the Commission, soil erosion and sediment control, public improvements, drainage and site stabilization. An estimate of all improvements prepared by the applicant's engineer must be submitted to the Town Engineer for review and approval. According to town bond policy, the bond provided by the developer will be a Letter of Credit and/or a Cash Bond to be reviewed and approved by the Land Use Attorney.
20. A Certificate of Liability Insurance in favor of the town shall be provided and approved by the staff pursuant to Section 3.4.6.b of the Town of Watertown Subdivision Regulations.
21. The conditions of approval shall be listed on the final filing Record Subdivision Map.
22. Prior to Town officials signing a final A-2 Survey mylar site map and the two paper site map copies, the final map with a signature block for the Chairman of Planning and Zoning shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission. The signed mylar copy shall be filed on the Town of Watertown Land Records before a zoning permit is issued.
23. A preconstruction meeting is required to be held with Town staff, the developer, the onsite contractor, and the site design engineer prior to any on-site activity.

The final approved Record Subdivision Map, Site Development Plan and other required documents must be filed on the Town of Watertown Land Records, before August 26, 2009.

[10:50:06 PM](#)

MOTION: Mancini moved to approve

SECOND: Martin

[10:56:12 PM](#)

VOTE

AYES: Minnich, Martin, Masayda, Mancini, Demirs
and George.

NAYS: None.

MOTION UNANIMOUS PASS 6-0.

h. 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

[11:06:08 PM](#)

Whereas the Town of Watertown Planning and Zoning Commission received a Site Plan application for filling of land at 177 Riverside Street to construct a three family dwelling which includes an Existing Conditions And Removals Map, a Site Plan Improvement Location Survey- Proposed Grading and Utilities Plan and Sedimentation Control Plan, an Improvement Location Survey- Proposed Layout Plan for Assessors Lot 62 prepared for Domenic Dinunzio dated March 19, 2009 with a final revision May 5, 2009, a Residential Rain Garden Plant Plan and List located at 177 Riverside Street, Watertown, Connecticut prepared by Robert Green Associates L.L.C., 6 Old Waterbury Road, Terryville, Conn. 06786 in an R-G Residential District; and

Whereas, the Commission heard the application presentation on April 1, 2009 and May 6, 2009;

It Is Therefore Resolved the Watertown Planning and Zoning Commission **APPROVES** the Site Plan application for 2,000 cubic yards of fill to

construct a three family residence located at 177 Riverside Street, Oakville, CT in an R-G General Residence District with the following conditions:

8. All exterior lights on the proposed building and in the parking areas shall be full cut off fixtures in accordance with Article VI Section 61.4 Outdoor Lighting.
9. No dumpster or trash can location has been approved on this site.
10. The existing shed straddling the property line shall be removed.
11. The proposed concrete retaining wall shall be stone faced on the side adjacent to Riverside Street.
12. All recommendations of Town Engineer shall be followed as stated in the memorandum dated May 1, 2009 including drainage revisions.
13. A landscape plan shall be submitted to provide screening for the neighbors and is subject to review and approval of the Administrator of Land Use and the Town Engineer.
14. A maintenance agreement for the rain garden to be included in the condominium documents to be reviewed and approved by the Town Attorney.
15. All conditions of approval shall be listed on the final filing Mylar map.
16. Prior to Town officials signing a final A-2 Survey Mylar site map and the two paper site map copies, the final map with a signature block for the Chairman of Planning and Zoning shall be submitted to the Land Use Office for review and approval by the Town Engineer and the Administrator of Land Use and are subject to review and approval by the Commission at the discretion of the Chairman or Commission. The signed Mylar copy shall be filed on the Town of Watertown Land Records before a zoning permit is issued.
17. The sidewalk area adjacent to this project shall be repaved with asphalt at the discretion of the Town Engineer.
18. There shall be an anodized aluminum fence 4 feet high as shown on the plans.

In accordance with Section 8-3(i) of the Connecticut General Statutes, all work in connection with this Site Development Plan shall be completed within five years after approval of the plan. Said five year period shall expire on May 21, 2014.

MOTION: George moved to approve
SECOND: DeMirs

[11:10:15 PM](#)

VOTE

AYES: Minnich, Martin, Masayda, Mancini, Demirs
and George.

NAYS: None.

MOTION UNANIMOUS PASS 6-0.

i. Applicant: 741 Echo Lake, LLC
(George Norman)
Agent Yamin & Grant, LLC
Re: Abandonment of Right of Way
At: Buckingham Street/Echo Lake Road
Zone: R-30

[11:23:13 PM](#)

MOTION: Minnich moved to accept application for review and table until
the full application is presented to the Commission
SECOND: Martin.

[11:24:09 PM](#)

VOTE

AYES: Minnich, Martin, Masayda, Mancini, Demirs
and George.

NAYS: None.

MOTION UNANIMOUS PASS 6-0.

j. Applicant: Echo Lake Brownsfield
Agent: Ted Crawford, Milone & McBroom
Re: Site Plan/Special Permit
#265 Placement of fill leaving a
portion
Of the site for future industrial
Development
And – Request for waiver of fees
At: Echo Lake Road, Watertown
Zone: IR-80

11:38:58 PM MOTION: George moved to accept letter of withdrawal and schedule this application for May 20, 2009
SECOND: Mancini.

11:39:17 PM

VOTE

AYES: Minnich, Martin, Masayda, Mancini, Demirs
and George.

NAYS: None.

MOTION UNANIMOUS PASS 6-0.

Mr. Minnich wanted to put on record that Judith Birdeau has submitted an intervention letter dated May 1, 2009.

k. 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 motion needed – discussion only

1. Applicant: New Millennium Development
Agent: Robert Reeve, Scully, Nicksa & Reeve, LLP
Re: Preliminary Discussion
Proposed Mount Fair Village
At: Corner of Buckingham Street and Nova
Scotia Hill Road, Watertown
Zone: R-30

[11:52:56 PM](#)

Masayda recused himself and left meeting at 11:50:50 PM

No motion needed – discussion only

Duane George left at 12:05AM

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. Dupliesse: Lot sizes
 3. R. Rondeau: Open spaces

10. New business

- a. Discussion on Cease and Desist Order Robert Santa Maria, 676 Northfield Road, Watertown, CT

- b. Discussion on Cease and Desist Order Daniel & Florence Hreha,
101
Portland Street, Watertown, CT
- c. Judson School bond request for Erosion and Sedimentation
Control of \$47,618.75 [12:06:45 AM](#)

MOTION: Martin moved to approve the bond reduction in the amount of
\$47,618.75

SECOND: George

Aye: Minnich, Martin, George, Demirs

Mr. Minnich tabled the remainder of the meeting to May 20, 2009

- d. Watertown High School bond release

11. Chairman's Report

12. Adjournment

[12:08:00 AM](#)

MOTION: Mancini moved to adjourn

SECOND: Martin.

VOTE

AYES: Minnich, Martin, Mancini and Demirs.

NAYS: None.

MOTION UNANIMOUS PASS 4-0.

