

Town of Watertown
Planning and Zoning Commission
Public Hearing

**Town of Watertown Zoning Regulations Section 42 – Restricted Industrial –
IR-80 and IR-200 Districts**

Time: 7:34PM
Date: May 6, 2009
Place: Watertown High School Technology Center
324 French Street
Watertown, CT

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

The chairman called to order the meeting at 7:34 pm.

2. Roll call

The secretary executed the 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

(3a done verbatim)

Minnich: Does the applicant wish to make a presentation?

Martin Connor – Consulting Planner

We thank you for allowing us to continue the public hearing from the last regular meeting in order to give us an opportunity to meet with the Watertown Economic Development Commission. I hope you have as part of your package, if not I would like to read in the record a letter as a result of us attending their meeting and explaining our proposed amendment they have written to the Watertown Planning and Zoning Commission a letter that is dated April 29, 2009. It says:

Dear Commissioners,

At the Watertown Economic Development Commission meeting on April 16th, Mr. Nick Perugini and Mr. Martin Connors spoke during the period set aside for public participation. They presented to the Commission and read into the record the attached letter from Mr. Connor on behalf of Hardrock LLC. After their presentation and following through with questions and discussions among the members of the Commission, the Watertown Economic Development Commission unanimously made a motion authorizing me to send this letter.

Based solely on the presentation made to us and after consideration of that presentation the Watertown Economic Development Commission recommends that the Watertown Planning and Zoning Commission amend current zoning regulations to allow construction contractors in the IR200 zone.

As you know the EDC is not a land use board but we are charged with helping to attract new business and maintaining current businesses in Watertown. The addition of construction contractors with no storage outside of the building and no unregistered vehicles on the premises in an IR-200 zone we feel could add to the tax base of the town and could attract those types of businesses.

It is our understanding that such an additional permitted use would not preclude any of the currently approved industrial uses in the IR 200 zone. The Economic Development Commission clearly respects the authority of the Planning and Zoning Commission make the final ruling in this case but this is our recommended course of action.

Sincerely,
Joe McGrail
Chairman
Watertown Economic Development Commission

Mr. Connors asked if we could enter that into the record.

Mr. Minnich replied that is fine.

Mr. Connors said I know at the last hearings we did and I believe you actually Mr. Chairman had read into the record the referral that you had received from Sam Gold and I know that is part of the record. I just wanted to make sure that part of the record was also a referral from December 22, 2008 when you were considering this type of use in the IR80 zone and Mr. Gold in his referral as a staff recommendation indicated that he thought it would also be appropriate in the IR 200 zone. If I could just pass that out to the members in case they had not gotten it, and make that a part of the record as well. The last thing Mr. Chairman, if I could just briefly go through the list of what is currently permitted in the IR200 zone because we think it is important just looking at the permitted site plan uses. When we look at what we are proposing we think they fit in quite well.

Manufacturing, processing of assembled goods, research or development facilities, printing, lithography, photo copying or similar graphic arts services public facilities, radio or television broadcast facilities, trucking or courier services, wholesaling or distribution facilities, public utility buildings or facilities. Buildings or facilities of

the local state or federal government and document or electronic data storage facilities and then off course you have your special permit uses such as vocational schools operating for profit, health or fitness clubs, gymnasium, tennis or racket club, child care centers as part of the unified complex. Hotels or motels or restaurants, if sit down type of restaurants, sanitary services. We don't want to wear you out here, the Commission but we do feel that our presentation that we made at the initial public hearing and what we have gotten from the EDC hopefully you will support our proposed changes to the regulations.

Mr. Minnich said thank you and is that your conclusion.

Mr. Connors replied yes.

Mr. Minnich said our process is questions from the Commission and the public. Are there any questions or comments from the Commission at this point? Our discussion will obviously will occur at our regular meeting are there any questions? Are there any comments or questions from members of the public on this application? Before we consider closing the public hearing is there any final comments you wish to make?

Nick Perugini – Hardrock Development

I just wanted to say this is a 10 million dollar project, fifteen buildings and it is a shame that the town will gain so much from taxes. We are ready to go with this and not allowing us to do certain things it is not right in our part I believe. It is something that has been allowed in the IR80 should be allowed and the IR200 and we really want this. It is good for the town and it is good for us and it is good for all of us; please think this really hard, this is good for all of us and thank you for much.

Mr. Minnich said is there a motion to close this public hearing?

MOTION: Mancini moved to close public hearing.

Second: Russ

VOTE

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

NAYS: None.

Planning and Zoning
Wednesday, May 6, 2009
Town of Watertown Zoning Regulations Section 42
Page 5

MOTION UNANIMOUS PASS 7-0.

Michael Masayda _____
Secretary