

Town of Watertown
Planning and Zoning Commission
Public Hearing
Site Plan/Special Permit #261 from the YMCA

Time: 7:50 PM
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 7:50 pm.

2. Roll call

The secretary executed the roll call.

3. Hearing of applications

- 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.**

Jim O'Rourke – Director of Operations

We met with Ruth, the neighbors and our YMCA board of directors and they gave us direction on what we need to do to better the Watertown area as well as the 3 categories we came up with which are:

1. We have YMCA programs that take place out of camp which includes our normal day camp operation as well as sport's weekends or high school groups.
2. The other category was mission based user groups and this is nonprofit group, church groups, municipalities other agencies using our facilities.
3. The last group that we spoke about is user group that are for profit or corporations.

Our goal is to provide mission based programs for our members as well as the community and think some of the concessions we came up with were not allowing large corporate groups or user groups to use our facility and to be sensitive on Sundays and to our neighbors.

Other points regarding the groups there is no alcohol allowed on YMCA property. Amplified sound based on the current agreement is between 9 and 5 pm and it then needs to be shut off and the YMCA staff does designate where the speakers will be faced. There are officially no bands allowed on camp.

Our hope is this Commission will pass a special permit and be able to construction in the fall.

Board Members Concerns

Mr. Minnich asked if there was an official agreement with the neighbors.
Mr. O'Rourke replied we do not have an official agreement and we had some talks.
Ms. Mulcahy mentioned some of the points discussed in the meeting.
No rental groups on Sundays and still has their YMCA groups as long as it is limited to non rental groups. Mentioned also was the character of the neighborhood and look at this in a special permit activity. The other thing was that all the activities for rentals groups would be over by 8pm and that is in their contract already and just restated it on the record. They would not have amplified sounds for the rental groups on Saturdays. We did not want to limit the activities of the Y or the camp activities and they do have overnights there and the exception to the 8pm has to deal with rental groups. It is the non Y activities that the neighbors were concerned about, not the activities of the kids or what you are granting this special permit for.

Mr. Minnich responded my hope was that you would put in front of us what exactly it is you were going to have for an agreement and we would hear from neighbors to see if they agreed or disagreed and then we would make our decision.

Mr. Martin and Mr. Masayda commented nonprofit mission based organizations be put down and covered.

Mr. Minnich asked Mr. O'Rourke to write down what they wanted out of this site. He mentioned that they were going back and forth and that they don't have a starting point. May I ask the Commission if they would consider continuing this public hearing until later this evening?

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

SECOND: Mancini.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

[8:39:36 PM](#)

Mr. Minnich asked is there a motion to continue the public hearing for the YMCA.

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

SECOND: George.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Mr. O'Rourke thanked the commission and came up with a proposal to share with the Commission, a consensus among the neighbors and ourselves and read them point for point.

1. Evening activities after 8 pm on the camp ground should be designated for the camp children during the camping season from the last week of June through end of August to preserve the character of the residential neighborhood.
2. No amplification of sound systems shall be allowed by rental groups.
3. YMCA staff shall present on the days the facility is rented to the outside groups and shall enforce the conditions of approval including no amplification or sound system.
4. Groups shall not be allowed on Sundays other than YMCA programs should conclude by 8 pm in the evening.
5. Based upon a past special permit amplified music shall be indoors which does not include pavilions for all events other than regular camp activities.

Public Comments

Pastor James Lilly

I wanted to thank YMCA, Paula, Jim and Tony for their kindness and thoughtfulness for listening to the concerns of the neighbors and thanked the Commission and Ruth.

Todd Trugod - 300 Smith Pond Road

I wanted to thank the Commission for hearing our concerns, and thank you Ruth. We are grateful for the compromise that has been made. We have talked about amplification levels and controls on Sundays we came to a compromise and look to the Y to fill their monitoring of the Y based programs that will occur on Sundays.

Al Vestro – 310 Smith Pond Road

I would also thank the Commission and all the work that you have put in. It is for our peace for Sunday. We appreciate the Y listening and what is best for everybody.

Board Member Concerns

Mr. Minnich asked that you have agreed there needs to be a staff member present during these rental groups, is that what you want to have.

Mr. O'Rourke responded that is based upon our Redwood Insurance Groups, our risk management policy and our standard policy.

MOTION: Martin moved to close public hearing

SECOND: George.

VOTE

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

NAYS: None.

MOTION UNANIMOUS PASS 7-0.

Michael Masayda _____
Secretary

